



PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		BIRCHWOOD LN, LINCOLN

OWNERSHIP

Owner 1:	RYACHOVSKY DMITRY
Owner 2:	
Owner 3:	
Street 1:	18 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	KING III - CHARLES
Owner 2:	-
Street 1:	18 BIRCHWOOD LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-TNHS Building Built about 1979, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	CONDO		0		SQUARE FE	PRIME SITE		0	0.	0.000	LR	1.00															

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	625,600	9,100	0.000		634,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 241.01						/Parcel: 241.01	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	577,600	9200	.		586,800	586,800	Year End Roll	10/19/2021
2021	102	FV	569,900	9200	.		579,100	579,100	Year End Roll	10/15/2020
2020	102	FV	585,600	9200	.		594,800	594,800	Year End Roll	9/26/2019
2019	102	FV	566,500	9200	.		575,700	575,700	Create Final value 2019	6/4/2019
2018	102	FV	566,500	9200	.		575,700	575,700	Year End Roll	9/28/2017
2017	102	FV	561,400	9200	.		570,600	570,600	Year End Roll	9/29/2016
2016	102	FV	561,400	9200	.		570,600	570,600	Year End Roll	1/14/2016
2015	102	FV	535,900	9200	.		545,100	545,100	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KING III, CHARLE	69797-579		8/11/2017		637,000	No	No			
LANDIS MIMI TR,	45518-464		6/30/2005		705,000	No	No			
FRASER JOANNE,	37350-491		12/12/2002		569,000	No	No			
CLARK SANDRA B	23269-509		6/4/1993		310,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/1/2021	R-21-0032	FINISH B	8,000	O	6/28/2021			Finish basement -
8/6/2008	4016	WDK	10,000	C	7/19/2010			remove & replace d
6/26/2004	2966	RENOVATI	59,500	C	4/30/2005			2 bathrooms

ACTIVITY INFORMATION

Date	Result	By	Name
12/14/2021	INSPECTED	5	TB
4/11/2012	MEAS/EXT INS	25	D ERSKINE
7/19/2010	PERMIT VISIT	25	D ERSKINE
4/30/2005	MEAS+INSPCTD	615	
3/13/2004	M&L COMPLETE	615	
5/27/1997	MEAS/EXT INS	600	
5/2/1996	MEAS+INSPCTD	606	
7/12/1995	MEAS/EXT INS	600	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

