

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	EMANUEL LINDA L		
Owner 2:			
Owner 3:			
Street 1:	18 OLD CAMBRIDGE TURNPIKE		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773	Type:	

PREVIOUS OWNER

Owner 1:	RUBIN - JOAN K		
Owner 2:	BAILINE - BARBARA N		
Street 1:	22 BIRCHWOOD LANE UNIT 22		
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-GRDN Building Built about 1979, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 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 Infl	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	524,600	8,700	0.000		533,300		
Total Card	524,600	8,700	0.000		533,300	Entered Lot Size	
Total Parcel	524,600	8,700	0.000		533,300	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card: 350.86		/Parcel:	350.86	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	492,000	8900	.		500,900	500,900	Year End Roll	10/19/2021
2021	102	FV	485,400	8900	.		494,300	494,300	Year End Roll	10/15/2020
2020	102	FV	498,800	8900	.		507,700	507,700	Year End Roll	9/26/2019
2019	102	FV	477,200	8900	.		486,100	486,100	Create Final value 2019	6/4/2019
2018	102	FV	477,200	8900	.		486,100	486,100	Year End Roll	9/28/2017
2017	102	FV	472,900	8900	.		481,800	481,800	Year End Roll	9/29/2016
2016	102	FV	472,900	8900	.		481,800	481,800	Year End Roll	1/14/2016
2015	102	FV	451,400	8900	.		460,300	460,300	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RUBIN,JOAN K	72040-318		12/20/2018		509,000	No	No			
RESNICK,CHARLES	64797-562		1/15/2015		465,000	No	No			
GRABILL MARTHA	51990-182		12/18/2008		464,000	No	No			
	15641-493		6/22/1984		172,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/5/2015	6277	WINDOWS	22,491	C				Replace 2 windows

ACTIVITY INFORMATION

Date	Result	By	Name
12/14/2021	INSPECTED	5	TB
5/5/2016	SALES INSP	618	G BOURGAULT
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/13/2004	M&L COMPLETE	615	
5/27/1997	MEAS+INSPCTD	600	
5/2/1996	MEAS/EXT INS	606	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

