



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	AMOA KWAKU
Owner 2:	DOUKOURE-AMOA ADJA M
Owner 3:	
Street 1:	3 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4907 Type:

**PREVIOUS OWNER**

Owner 1:	NAGY - JOHN
Owner 2:	-
Street 1:	3 BIRCHWOOD LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4907

**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 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	633,700	8,700	0.000		642,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 212.41						/Parcel: 212.41	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	601,200	8900	.		610,100	610,100	Year End Roll	10/19/2021
2021	102	FV	593,100	8900	.		602,000	602,000	Year End Roll	10/15/2020
2020	102	FV	609,400	8900	.		618,300	618,300	Year End Roll	9/26/2019
2019	102	FV	589,700	8900	.		598,600	598,600	Create Final value 2019	6/4/2019
2018	102	FV	589,700	8900	.		598,600	598,600	Year End Roll	9/28/2017
2017	102	FV	584,400	8900	.		593,300	593,300	Year End Roll	9/29/2016
2016	102	FV	584,400	8900	.		593,300	593,300	Year End Roll	1/14/2016
2015	102	FV	557,800	8900	.		566,700	566,700	Year End	10/2/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NAGY,JOHN	67919-527		8/30/2016		600,000	No	No			
	15440-365		2/10/1984		209,750	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/3/2022	R-22-0119	MANUAL	10,500	C				Cut foundation & i
2/20/2018	6977	MANUAL	2,262	C				Replace rear patio
8/20/2014	5872	MANUAL	5,661	C				

**ACTIVITY INFORMATION**

Date	Result	By	Name
12/9/2021	INSPECTED	5	TB
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+INSPCTD	606	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

