



PROPERTY LOCATION

No	Alt No	Direction/Street/City	
		BIRCHWOOD LN, LINCOLN	
Unit #:			
Owner 1: LINCOLN RIDGE CONSERVATION TR			
Owner 2:			
Owner 3:			
Street 1: 227 CONCORD RD			
Street 2:			
Twn/City: LINCOLN			
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	01773	Type:	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
905			5.310	31,900	31,900
Total Card			5.310	31,900	31,900
Total Parcel			5.310	31,900	31,900
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A		/Parcel: N/A	

Legal Description
User Acct
GIS Ref
GIS Ref
Entered Lot Size
Total Land:
Land Unit Type:

PRINT	
Date 09/13/23	Time 23:34:09
LAST REV	
Date 01/07/11	Time 09:44:04
apro	
2473	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	905	FV		0	5.31	31,900	31,900	31,900	Year end	11/3/2022
2022	905	FV		0	5.31	31,900	31,900	31,900	Year End Roll	10/19/2021
2021	905	FV		0	5.31	31,900	31,900	31,900	Year End Roll	10/15/2020
2020	905	FV		0	5.31	31,900	31,900	31,900	Year End Roll	9/26/2019
2019	905	FV		0	5.31	31,900	31,900	31,900	Create Final value 2019	6/4/2019
2018	905	FV		0	5.31	31,900	31,900	31,900	Year End Roll	9/28/2017
2017	905	FV		0	5.31	31,900	31,900	31,900	Year End Roll	9/29/2016
2016	905	FV		0	5.31	31,900	31,900	31,900	Year End Roll	1/14/2016

USER DEFINED

Prior Id # 1:	98 1 11
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

NARRATIVE DESCRIPTION

This Parcel contains 5.31 ACRES of land mainly classified as CHARITY

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	13597-654		12/1/1978			No	No			

TAX DISTRICT

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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
905	CHARITY		5.31		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R3									31,860						31,900	Cons Restr

Total AC/HA:	5.31000	Total SF/SM:	231303.59	Parcel LUC:	905 CHARITY	Prime NB Desc:	RES CAT 3	Total:	31,860	SpI Credit:		Total:	31,900
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