



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SCHWARTZ STEVEN JAY
Owner 2:	
Owner 3:	
Street 1:	27 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	TROISI EUGENE A -
Owner 2:	-
Street 1:	27 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-GRDN Building Built about 1979, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 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:				Topo		
D				Street	1	PAVED
s				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
102	619,900	8,700	0.000		628,600
Total Card	619,900	8,700	0.000		628,600
Total Parcel	619,900	8,700	0.000		628,600
Source:	Market Adj Cost	Total Value per SQ unit /Card: 219.58		/Parcel:	219.58

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	102	FV	594,100	8700	.		602,800	602,800	Year end	11/3/2022
2022	102	FV	558,600	8900	.		567,500	567,500	Year End Roll	10/19/2021
2021	102	FV	551,100	8900	.		560,000	560,000	Year End Roll	10/15/2020
2020	102	FV	566,300	8900	.		575,200	575,200	Year End Roll	9/26/2019
2019	102	FV	542,300	8900	.		551,200	551,200	Create Final value 2019	6/4/2019
2018	102	FV	542,300	8900	.		551,200	551,200	Year End Roll	9/28/2017
2017	102	FV	537,400	8900	.		546,300	546,300	Year End Roll	9/29/2016
2016	102	FV	537,400	8900	.		546,300	546,300	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TROISI EUGENE A	41267-330		10/24/2003	OTHER	410,000	No	No			
	13852-144		2/6/1979		129,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/28/2021	R-21-0246	MANUAL	4,704	C				Insulation of home
10/20/2016	6596	MANUAL	3,239	C				Replace a rear pat
6/27/2012	5080	WDK	7,800	C				reconstruct a deck

ACTIVITY INFORMATION

Date	Result	By	Name
12/15/2021	INSPECTED	5	TB
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/27/2004	M&L EXTERIOR	615	
2/13/2002	ABATE-INSPEC	600	
5/30/1997	MEAS+INSPCTD	600	
5/2/1996	MEAS/EXT INS	606	
5/11/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

