



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 62 | | BIRCHWOOD LN, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | GREEN ROBERT V |
| Owner 2: | GREEN THERESE T |
| Owner 3: | |
| Street 1: | 62 BIRCHWOOD LN |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-4908 Type: |

PREVIOUS OWNER

| | |
|-----------|----------------------|
| Owner 1: | WALCH TR - MARSHA F |
| Owner 2: | WALCH TR - TIMOTHY R |
| Street 1: | 62 BIRCHWOOD LN |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-4908 |

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, 4 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 Infru | 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 | 760,600 | | 0.000 | | 760,600 | | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | | | | Land Unit Type: | |
| Total Value per SQ unit /Card: 246.45 | | | | | | /Parcel: 246.45 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2023 | 102 | FV | 728,900 | 0 | . | | 728,900 | 728,900 | Year end | 11/3/2022 |
| 2022 | 102 | FV | 688,200 | 0 | . | | 688,200 | 688,200 | Year End Roll | 10/19/2021 |
| 2021 | 102 | FV | 679,000 | 0 | . | | 679,000 | 679,000 | Year End Roll | 10/15/2020 |
| 2020 | 102 | FV | 697,700 | 0 | . | | 697,700 | 697,700 | Year End Roll | 9/26/2019 |
| 2019 | 102 | FV | 675,200 | 0 | . | | 675,200 | 675,200 | Create Final value 2019 | 6/4/2019 |
| 2018 | 102 | FV | 675,200 | 0 | . | | 675,200 | 675,200 | Year End Roll | 9/28/2017 |
| 2017 | 102 | FV | 669,100 | 0 | . | | 669,100 | 669,100 | Year End Roll | 9/29/2016 |
| 2016 | 102 | FV | 660,400 | 0 | . | | 660,400 | 660,400 | Year End Roll | 1/14/2016 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|------------|------------|----|-----|-------|-----------------|-------|
| WALCH TR,MARSHA | 66130-316 | | 9/25/2015 | | 690,000 | No | No | | | |
| Walch,Marsha | 59974-146 | | 9/11/2012 | FAMILY | 100 | No | No | | | |
| MAYFIELD GLOVER | 53773-414 | | 11/2/2009 | | 599,000 | No | No | | | |
| MAYFIELD GLOVER | 42183-350 | | 3/5/2004 | CONVENIENC | 10 | No | No | | | |
| CHU, NELSON F. | 26286-273 | | 5/2/1996 | | 490,000 | No | No | | | |
| KENNARD HENRIET | 19650-376 | | 2/15/1989 | | 435,000 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|-----------|-------------|--------|--------|-----|------------|----------|----------|--------------------------------|
| 5/2/2022 | MEC-22-0005 | MANUAL | 12,000 | O | 9/27/2022 | | | Replace heat pump |
| 9/28/2021 | R-21-0227 | BATH | 13,760 | O | 5/3/2022 | | | Remove tub & tub w repair deck |
| 6/24/2004 | 2964 | MANUAL | 3,000 | C | 4/30/2005 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-------------|
| 12/16/2021 | INSPECTED | 5 | TB |
| 5/10/2016 | SALES INSP | 618 | G BOURGAULT |
| 4/11/2012 | MEAS/EXT INS | 25 | D ERSKINE |
| 4/30/2005 | MEAS+INSPCTD | 615 | |
| 3/20/2004 | M&L COMPLETE | 615 | |
| 5/15/1997 | MEAS+INSPCTD | 600 | |
| 5/2/1996 | MEAS/EXT INS | 606 | |
| 12/14/1989 | INSPECTED | 601 | |

Sign: VERIFICATION OF VISIT NOT DATA

