



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	YURGELUN CHRISTINE W
Owner 2:	
Owner 3:	
Street 1:	12 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	FARNSWORTH SUSAN E -
Owner 2:	-
Street 1:	12 BIRCHWOOD LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4929

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
102	619,000	8,700	0.000		627,700	1970
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 250.76						/Parcel: 250.76

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	102	FV	593,200	8700	.		601,900	601,900	Year end	11/3/2022
2022	102	FV	558,200	8900	.		567,100	567,100	Year End Roll	10/19/2021
2021	102	FV	550,700	8900	.		559,600	559,600	Year End Roll	10/15/2020
2020	102	FV	565,900	8900	.		574,800	574,800	Year End Roll	9/26/2019
2019	102	FV	547,300	8900	.		556,200	556,200	Create Final value 2019	6/4/2019
2018	102	FV	547,300	8900	.		556,200	556,200	Year End Roll	9/28/2017
2017	102	FV	542,300	8900	.		551,200	551,200	Year End Roll	9/29/2016
2016	102	FV	542,300	8900	.		551,200	551,200	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FARNSWORTH SUSA	55228-327		8/24/2010		523,000	No	No			
GROVES CAMILLE	40895-622		9/16/2003		605,000	No	No			
GROVES ALLAN M,	35416-318		5/6/2002	CONVENIENC	100	No	No			
GREETHAM DOUGLA	30655-423		9/14/1999		459,000	No	No			
MACDONALD WINSL	19247-227		8/5/1988		405,000	No	No			

BUILDING PERMITS

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

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	
5/17/1999	MEAS+INSPCTD	605	BOA
5/27/1997	MEAS/EXT INS	600	
5/2/1996	MEAS/EXT INS	606	
12/14/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

