



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PERERA JOAN HULME
Owner 2:	
Owner 3:	
Street 1:	13 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4907 Type:

PREVIOUS OWNER

Owner 1:	MOORE JAMES W -
Owner 2:	MOORE ELIZABETH H -
Street 1:	13 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, 1 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:				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	Legal Description	User Acct
102	775,500		0.000		775,500	1971	0
							GIS Ref
							GIS Ref
							Insp Date
							12/14/21
Total Card 775,500 0.000 775,500							Entered Lot Size
Total Parcel 775,500 0.000 775,500							Total Land:
Source: Market Adj Cost Total Value per SQ unit /Card: 235.52 /Parcel: 235.52							Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	102	FV	743,200	0	.		743,200	743,200	Year end	11/3/2022
2022	102	FV	702,800	0	.		702,800	702,800	Year End Roll	10/19/2021
2021	102	FV	693,400	0	.		693,400	693,400	Year End Roll	10/15/2020
2020	102	FV	712,500	0	.		712,500	712,500	Year End Roll	9/26/2019
2019	102	FV	689,800	0	.		689,800	689,800	Create Final value 2019	6/4/2019
2018	102	FV	689,800	0	.		689,800	689,800	Year End Roll	9/28/2017
2017	102	FV	683,600	0	.		683,600	683,600	Year End Roll	9/29/2016
2016	102	FV	683,600	0	.		683,600	683,600	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MOORE JAMES W,	57271-1		8/9/2011	CHD>SALE	645,000	No	No			
WOO WAY DONG,	31619-293		7/18/2000		560,000	No	No			
	13720-517		6/22/1979		135,500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/18/2021	R-21-0095	MANUAL	10,885	C	7/15/2021			Replace 3 patio do
7/15/2013	5474	WINDOWS	8,132	C				replace 3 win and
2/21/2012	4982	RENOVATI	21,000	C				Replace existing c
10/4/2011	4875	RENOVATI	19,000	C				REMODEL MASTER BTH

ACTIVITY INFORMATION

Date	Result	By	Name
12/14/2021	INSPECTED	5	TB
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/27/2004	M&L COMPLETE	615	
5/27/1997	MEAS+INSPECTD	600	
5/2/1996	MEAS+INSPECTD	606	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

