



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KRUSINSKI THOMAS S
Owner 2:	KRUSINSKI CAROLYN L
Owner 3:	
Street 1:	14 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ARNOLD JEROME G -
Owner 2:	ARNOLD BARBARA -
Street 1:	14 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, 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	659,300	8,700	0.000		668,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 230.81						/Parcel: 230.81	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	102	FV	631,800	8700	.		640,500	640,500	Year end	11/3/2022
2022	102	FV	595,100	8900	.		604,000	604,000	Year End Roll	10/19/2021
2021	102	FV	587,200	8900	.		596,100	596,100	Year End Roll	10/15/2020
2020	102	FV	603,300	8900	.		612,200	612,200	Year End Roll	9/26/2019
2019	102	FV	583,600	8900	.		592,500	592,500	Create Final value 2019	6/4/2019
2018	102	FV	583,600	8900	.		592,500	592,500	Year End Roll	9/28/2017
2017	102	FV	578,300	8900	.		587,200	587,200	Year End Roll	9/29/2016
2016	102	FV	578,300	8900	.		587,200	587,200	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ARNOLD JEROME G	40089-31		7/23/2003		550,000	No	No			
COPE RUTH S	23493-346		8/2/1993		319,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/15/2019	R-19-0092	WDK	12,000	C	7/29/2019			Re-construct deck

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 EXTERIOR	615	
5/27/1997	MEAS+INSPCTD	600	
5/2/1996	MEAS+INSPCTD	606	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

