



PROPERTY LOCATION

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

OWNERSHIP

Unit #: _____

Owner 1: WINCHELL TR CLARK D
 Owner 2: BRUSTOWICZ TR KATHERINE A
 Owner 3: K BRUSTOWICZ /C WINCHELL TRSTS
 Street 1: 80 BIRCHWOOD LANE
 Street 2: _____
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01773 Type: _____

PREVIOUS OWNER

Owner 1: WINCHELL - CLARK D
 Owner 2: BRUSTOWICZ - KATHERINE A
 Street 1: 80 BIRCHWOOD LANE
 Twn/City: LINCOLN
 St/Prov: MA Cntry
 Postal: 01773

NARRATIVE DESCRIPTION

This Parcel contains 3.3 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1960, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	12.4	1.000	R5									992,000						992,000	
101	ONE FAM		1.463		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									43,890						43,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	236,000	12,700	3.300	1,035,900	1,284,600
Total Card	236,000	12,700	3.300	1,035,900	1,284,600
Total Parcel	236,000	12,700	3.300	1,035,900	1,284,600
Source: Market Adj Cost	Total Value per SQ unit /Card: 518.03		/Parcel: 518.03		

Legal Description

Entered Lot Size _____
 Total Land: _____
 Land Unit Type: _____

User Acct

GIS Ref _____
 GIS Ref _____
 Insp Date 12/16/21

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	234,400	12700	3.3	883,900	1,131,000	1,131,000	Year end	11/3/2022
2022	101	FV	191,700	12700	3.3	811,900	1,016,300	1,016,300	Year End Roll	10/19/2021
2021	101	FV	173,300	12700	3.3	843,900	1,029,900	1,029,900	Year End Roll	10/15/2020
2020	101	FV	161,000	12700	3.3	843,900	1,017,600	1,017,600	Year End Roll	9/26/2019
2019	101	FV	164,100	12700	3.3	840,700	1,017,500	1,017,500	Create Final value 2019	6/4/2019
2018	101	FV	164,100	12700	3.3	840,700	1,017,500	1,017,500	Year End Roll	9/28/2017
2017	101	FV	185,600	12700	3.3	840,700	1,039,000	1,039,000	Year End Roll	9/29/2016
2016	101	FV	182,000	12700	3.3	788,700	983,400	983,400	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
WINCHELL,CLARK	81843-413		8/1/2023	CONVENIENC		1	No	No
WINCHELL,GUILBE	74790-537		6/1/2020	FAMILY	1,000,000		No	No
	8209-193		2/19/1954				No	No

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
7/26/2022	R-22-0172	WINDOWS	146,000	C				Replace 30 windows
9/10/2021	R-21-0211	ROOF	71,950	C				Strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2021	INSPECTED	5	TB
5/1/2017	MEAS/EXT INS	4	JG
6/23/2008	MEAS/EXT INS	25	D ERSKINE
9/22/2001	M&L EXTERIOR	615	
5/21/1996	MEAS+INSPCTD	606	
4/20/1996	MEAS/EXT INS	606	
7/11/1987	INSPECTED	601	

Sign: _____ VERIFICATION OF VISIT NOT DATA _____/_____/_____

