



PROPERTY LOCATION

No	Alt No	Direction/Street/City
		BIRCHWOOD LN, LINCOLN
OWNERSHIP		
Unit #: _____		
Owner 1: UNITED STATES OF AMERICA		
Owner 2: GREAT MEADOWS NWR		
Owner 3: _____		
Street 1: 73 WEIR HILL RD		
Street 2: _____		
Twn/City: SUDBURY		
St/Prov:	MA	Cntry: _____ Own Occ: Y
Postal:	01776	Type: _____

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
900			1.900	153,600	153,600
Total Card			1.900	153,600	153,600
Total Parcel			1.900	153,600	153,600
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A		/Parcel: N/A	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	MA
Postal:	01776

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	900	FV		0	1.9	141,500	141,500	141,500	Year end	11/3/2022
2022	900	FV		0	1.9	127,900	127,900	127,900	Year End Roll	10/19/2021
2021	900	FV		0	1.9	113,200	113,200	113,200	Year End Roll	10/15/2020
2020	900	FV		0	1.9	113,200	113,200	113,200	Year End Roll	9/26/2019
2019	900	FV		0	1.9	109,600	109,600	109,600	Create Final value 2019	6/4/2019
2018	900	FV		0	1.9	109,600	109,600	109,600	Year End Roll	9/28/2017
2017	900	FV		0	1.9	103,500	103,500	103,500	Year End Roll	9/29/2016
2016	900	FV		0	1.9	100,400	100,400	100,400	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	11141-312		6/17/1966			No	No			

PAT ACCT.

apro	2717
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NARRATIVE DESCRIPTION

This Parcel contains 1.9 ACRES of land mainly classified as US GOVT

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

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

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
900	US GOVT		82764		SQUARE FE	UNDEV	0.2	0	9.5	0.195	R3									153,575						153,600	Access

Total AC/HA: 1.90000	Total SF/SM: 82764.00	Parcel LUC: 900	US GOVT	Prime NB Desc	RES CAT 3	Total: 153,576	SpI Credit	Total: 153,600
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