



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		SILVER BIRCH LN, LINCOLN

OWNERSHIP

Owner 1:	VITALE CHRISTINE
Owner 2:	VITALE MARK
Owner 3:	
Street 1:	595 HAILES HILL RD
Street 2:	
Twn/City:	SWANSEA
St/Prov:	MA Cntry Own Occ: N
Postal:	02777-3667 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 2.697 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1954, having primarily WOOD SHING Exterior and 1988 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.86		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									6,020						6,000	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.697	239,100		804,400	1,043,500
Total Card	2.697	239,100		804,400	1,043,500
Total Parcel	2.697	239,100		804,400	1,043,500
Source:	Market Adj Cost	Total Value per SQ unit /Card: 524.90		/Parcel:	524.90

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	222,400	0	2.697	781,200	1,003,600		Year End Roll	12/2/2024
2024	101	FV	211,800	0	2.697	765,200	977,000		Year end	11/9/2023
2023	101	FV	193,100	0	2.697	705,200	898,300	898,300	Year end	11/3/2022
2022	101	FV	169,000	0	2.697	638,000	807,000	807,000	Year End Roll	10/19/2021
2021	101	FV	154,000	0	2.697	565,200	719,200	719,200	Year End Roll	10/15/2020
2020	101	FV	152,500	0	2.697	565,200	717,700	717,700	Year End Roll	9/26/2019
2019	101	FV	137,500	0	2.697	547,600	685,100	685,100	Create Final va	6/4/2019
2018	101	FV	137,500	0	2.697	547,600	685,100	685,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12400-514		3/23/1973	FAMILY		No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
12/17/2024	INSPECTED	6	JN
9/18/2013	MEAS/EXT INS	25	D ERSKINE
5/5/2007	INFO AT DOOR	616	D MANZELLO
12/29/1998	ABATE-INSPEC	600	
2/15/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

