



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	LINCOLN RIDGE CONSERVATION TR
Owner 2:	
Owner 3:	
Street 1:	227 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 5.31 ACRES of land mainly classified as CHARITY

**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		

**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
905	CHARITY		5.31		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R3									31,860						31,900	Cons Restr

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
905			5.310	31,900	31,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel:	N/A	Land Unit Type:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	905	FV		0	5.31	31,900	31,900	31,900	Year End Roll	9/26/2019
2019	905	FV		0	5.31	31,900	31,900	31,900	Create Final value 2019	6/4/2019
2018	905	FV		0	5.31	31,900	31,900	31,900	Year End Roll	9/28/2017
2017	905	FV		0	5.31	31,900	31,900	31,900	Year End Roll	9/29/2016
2016	905	FV		0	5.31	31,900	31,900	31,900	Year End Roll	1/14/2016
2015	905	FV		0	5.31	31,900	31,900	31,900	Year End	10/2/2014
2014	905	FV		0	5.31	31,900	31,900	31,900	Year End Roll	1/23/2014
2013	905	FV		0	5.31	31,900	31,900	31,900	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	13597-654		12/1/1978			0	No	No		

**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

