



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WELSH JEAN H
Owner 2:	
Owner 3:	
Street 1:	23 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LEVY RAYMOND A -
Owner 2:	LEVY NONNY CANGELOSI -
Street 1:	23 BIRCHWOOD LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4907

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, 0 HalfBaths, 0 3/4 Baths, 6 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 Influ	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	641,400		0.000		641,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 252.98						/Parcel: 252.98	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	659,100	0	.		659,100	659,100	Year End Roll	9/26/2019
2019	102	FV	637,700	0	.		637,700	637,700	Create Final value 2019	6/4/2019
2018	102	FV	637,700	0	.		637,700	637,700	Year End Roll	9/28/2017
2017	102	FV	632,000	0	.		632,000	632,000	Year End Roll	9/29/2016
2016	102	FV	632,000	0	.		632,000	632,000	Year End Roll	1/14/2016
2015	102	FV	603,300	0	.		603,300	603,300	Year End	10/2/2014
2014	102	FV	557,300	0	.		557,300	557,300	Year End Roll	1/23/2014
2013	102	FV	500,500	0	.		500,500	500,500	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LEVY RAYMOND A,	55847-532		11/17/2010		512000	No	No			
MCGOVERN ANNA H	37965-66		2/11/2003		560000	No	No			
MCGOVERN JOHN/A	23058-326		4/8/1993	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/16/2011	4822	WDK	10,000	C	12/22/2011			replace existing o

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/13/2004	M&L COMPLETE	615	
4/22/2003	MEAS/EXT INS	600	
5/30/1997	MEAS+INSPCTD	600	
5/2/1996	MEAS/EXT INS	606	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

