

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BEAUDRY FLORENCE B
Owner 2:	BEAUDRY ROBERT E
Owner 3:	
Street 1:	39 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4907 Type:

PREVIOUS OWNER

Owner 1:	BEAUDRY FLORENCE B -
Owner 2:	BEAUDRY ROBERT E -
Street 1:	39 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, 8 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 Infl	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
102	574,400	8,900	0.000		583,300	2895
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 197.11						/Parcel: 197.11

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	590,200	8900	.		599,100	599,100	Year End Roll	9/26/2019
2019	102	FV	570,800	8900	.		579,700	579,700	Create Final value 2019	6/4/2019
2018	102	FV	570,800	8900	.		579,700	579,700	Year End Roll	9/28/2017
2017	102	FV	565,700	8900	.		574,600	574,600	Year End Roll	9/29/2016
2016	102	FV	565,700	8900	.		574,600	574,600	Year End Roll	1/14/2016
2015	102	FV	540,000	8900	.		548,900	548,900	Year End	10/2/2014
2014	102	FV	498,800	8900	.		507,700	507,700	Year End Roll	1/23/2014
2013	102	FV	470,000	8900	.		478,900	478,900	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BEAUDRY FLORENC	48971-306		2/9/2007	FAMILY		1	No	No		
BEAUDRY FLORENC	32266-589		1/17/2001	CONVENIENC		1	No	No		
BEAUDRY ROBERT	29492-200		10/16/1998	CONVENIENC		1	No	No		
MAXWELL PATRICI	28522-481		7/23/1997		375000	No	No	No		
KELLY MARY A	20255-400		12/12/1989		312500	No	No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/20/2004	M&L COMPLETE	615	
5/27/1997	MEAS/EXT INS	600	
5/2/1996	MEAS/EXT INS	606	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

