

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MELTZER JOAN P
Owner 2:	MELTZER JAY H
Owner 3:	
Street 1:	58 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4908 Type:

PREVIOUS OWNER

Owner 1:	PIKE JOAN L -
Owner 2:	-
Street 1:	58 BIRCHWOOD LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4908

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, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 2 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:						
D				Topo		
s				Street	1	PAVED
t				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	User Acct
102	523,900	8,900	0.000		532,800		
							GIS Ref
							GIS Ref
							Insp Date
							04/11/12
Total Card		523,900	8,900	0.000	532,800	Entered Lot Size	
Total Parcel		523,900	8,900	0.000	532,800	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: 206.99		/Parcel: 206.99		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	102	FV	538,300	8900	.		547,200	547,200	Year End Roll	9/26/2019
2019	102	FV	520,700	8900	.		529,600	529,600	Create Final value 2019	6/4/2019
2018	102	FV	520,700	8900	.		529,600	529,600	Year End Roll	9/28/2017
2017	102	FV	516,000	8900	.		524,900	524,900	Year End Roll	9/29/2016
2016	102	FV	516,000	8900	.		524,900	524,900	Year End Roll	1/14/2016
2015	102	FV	492,600	8900	.		501,500	501,500	Year End	10/2/2014
2014	102	FV	455,000	8900	.		463,900	463,900	Year End Roll	1/23/2014
2013	102	FV	428,900	8900	.		437,800	437,800	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PIKE JOAN L,	48001-458		8/17/2006	FAMILY	100	No	No			
FLORES HUGO A,	47012 -279		2/24/2006	FAMILY	0	No	No			
FOGG STEPHEN K	28656-177		6/1/1998		380000	No	No			
HENDRICK JAMES	19817-461		5/15/1989		330000	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	ENTRY DENIED	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

