



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BROCKELMAN WEBSTER BJR
Owner 2:	BROCKELMAN JENNIE L
Owner 3:	
Street 1:	15 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4907 Type:

PREVIOUS OWNER

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

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, 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:						
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
102	644,300		0.000		644,300
Total Card	644,300		0.000		644,300
Total Parcel	644,300		0.000		644,300
Source:	Market Adj Cost	Total Value per SQ unit /Card: 229.22		/Parcel: 229.22	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	04/11/12

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	662,000	0	.		662,000	662,000	Year End Roll	9/26/2019
2019	102	FV	640,600	0	.		640,600	640,600	Create Final value 2019	6/4/2019
2018	102	FV	640,600	0	.		640,600	640,600	Year End Roll	9/28/2017
2017	102	FV	634,800	0	.		634,800	634,800	Year End Roll	9/29/2016
2016	102	FV	634,800	0	.		634,800	634,800	Year End Roll	1/14/2016
2015	102	FV	606,000	0	.		606,000	606,000	Year End	10/2/2014
2014	102	FV	559,800	0	.		559,800	559,800	Year End Roll	1/23/2014
2013	102	FV	502,800	0	.		502,800	502,800	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SCHNEIDER, ROBT	25153-456		1/31/1995		428500	No	No			
HEALEY HARRY JR	21376-481		8/26/1991		340000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/13/2008	3941	MANUAL	4,500	C	5/21/2008			bump out for bookc

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
5/21/2008	CERT OF OCC	10	MARK R
3/13/2004	M&L COMPLETE	615	
5/27/1997	MEAS+INSPCTD	600	
5/2/1996	MEAS+INSPCTD	606	
7/12/1995	MEAS/EXT INS	600	
1/15/1993	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

