

Town Of Lincoln



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 16 | | BIRCHWOOD LN, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | BLACKLOW ROBERT S |
| Owner 2: | BLACKLOW WINIFRED Y |
| Owner 3: | |
| Street 1: | 16 BIRCHWOOD LN |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773 Type: |

PREVIOUS OWNER

| | |
|-----------|-------------------|
| Owner 1: | DAHMEN JOSEPH E - |
| Owner 2: | DAHMEN JANE M - |
| Street 1: | 16 BIRCHWOOD LN |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-4929 |

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, 7 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: | | | | Topo | | |
| D | | | | Street | 1 | PAVED |
| s | | | | Traffic | 4 | MEDIUM |
| t | | | | | | |

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 Infru | 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 | 594,000 | 8,900 | 0.000 | | 602,900 | | 0 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| Total Card | 594,000 | 8,900 | 0.000 | | 602,900 | Entered Lot Size | |
| Total Parcel | 594,000 | 8,900 | 0.000 | | 602,900 | Total Land: | |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: 213.82 | | /Parcel: | 213.82 | 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 | 610,400 | 8900 | . | | 619,300 | 619,300 | Year End Roll | 9/26/2019 |
| 2019 | 102 | FV | 590,200 | 8900 | . | | 599,100 | 599,100 | Create Final value 2019 | 6/4/2019 |
| 2018 | 102 | FV | 590,200 | 8900 | . | | 599,100 | 599,100 | Year End Roll | 9/28/2017 |
| 2017 | 102 | FV | 584,900 | 8900 | . | | 593,800 | 593,800 | Year End Roll | 9/29/2016 |
| 2016 | 102 | FV | 584,900 | 8900 | . | | 593,800 | 593,800 | Year End Roll | 1/14/2016 |
| 2015 | 102 | FV | 558,300 | 8900 | . | | 567,200 | 567,200 | Year End | 10/2/2014 |
| 2014 | 102 | FV | 515,800 | 8900 | . | | 524,700 | 524,700 | Year End Roll | 1/23/2014 |
| 2013 | 102 | FV | 485,900 | 8900 | . | | 494,800 | 494,800 | Year End Roll | 10/25/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-----------------|-------|
| DAHMEN JOSEPH E | 44627-277 | | 2/11/2005 | | 677500 | No | No | | | |
| WADSWORTH VIRGI | 28823-256 | | 7/10/1998 | | 435000 | No | No | | | |
| | 13756-057 | | 8/6/1979 | | 131500 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|----------|--------|-------|--------|-----|------------|----------|----------|--------------------|
| 8/6/2008 | 4017 | WDK | 10,000 | C | 7/19/2010 | | | remove & replace d |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-----------|
| 4/11/2012 | MEAS/EXT INS | 25 | D ERSKINE |
| 7/19/2010 | PERMIT VISIT | 25 | D ERSKINE |
| 4/17/2004 | M&L COMPLETE | 615 | |
| 6/21/1999 | MEAS+INSPCTD | 600 | |
| 5/27/1997 | MEAS/EXT INS | 600 | |
| 5/2/1996 | MEAS/EXT INS | 606 | |
| 5/11/1987 | INSPECTED | 601 | |

Sign: VERIFICATION OF VISIT NOT DATA

