



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	SPERLING ARNOLD L
Owner 2:	SPERLING CHARMIAN B
Owner 3:	
Street 1:	7 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, 0 HalfBaths, 0 3/4 Baths, 7 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
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 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	603,300	8,900	0.000		612,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 210.09						/Parcel: 210.09	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	620,000	8900	.		628,900	628,900	Year End Roll	9/26/2019
2019	102	FV	599,500	8900	.		608,400	608,400	Create Final value 2019	6/4/2019
2018	102	FV	599,500	8900	.		608,400	608,400	Year End Roll	9/28/2017
2017	102	FV	594,100	8900	.		603,000	603,000	Year End Roll	9/29/2016
2016	102	FV	594,100	8900	.		603,000	603,000	Year End Roll	1/14/2016
2015	102	FV	567,100	8900	.		576,000	576,000	Year End	10/2/2014
2014	102	FV	523,900	8900	.		532,800	532,800	Year End Roll	1/23/2014
2013	102	FV	493,600	8900	.		502,500	502,500	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BRAVOCO RALPH/V	14653-496		6/30/1982		216000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/5/1994	644-94	RENO-ADD	37,000	C	7/1/1997			

**ACTIVITY INFORMATION**

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

Sign: VERIFICATION OF VISIT NOT DATA

