



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1: LINCOLN RIDGE CONDO  
 Owner 2:  
 Owner 3:  
 Street 1: 1 BIRCHWOOD LN  
 Street 2:  
 Twn/City: LINCOLN  
 St/Prov: MA Cntry Own Occ:  
 Postal: 01773 Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
998			7.633	733,900	733,900
Total Card			7.633	733,900	733,900
Total Parcel			7.633	733,900	733,900
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A		/Parcel: N/A	

Legal Description	User Acct
MASTER CONDO RECORD PHASE I	
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

**PREVIOUS OWNER**

Owner 1: LINCOLN RIDGE CONDO -  
 Owner 2: -  
 Street 1:  
 Twn/City:  
 St/Prov: MA Cntry  
 Postal: 01773

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	998	FV		0	7.633	733,900	733,900	733,900	Year End Roll	9/26/2019
2019	998	FV		0	7.633	716,300	716,300	716,300	Create Final value 2019	6/4/2019
2018	998	FV		0	7.633	716,300	716,300	716,300	Year End Roll	9/28/2017
2017	998	FV		0	7.633	685,900	685,900	685,900	Year End Roll	9/29/2016
2016	998	FV		0	7.633	670,700	670,700	670,700	Year End Roll	1/14/2016
2015	998	FV		0	7.633	633,900	633,900	633,900	Year End	10/2/2014
2014	998	FV		0	7.633	585,900	585,900	585,900	Year End Roll	1/23/2014
2013	998	FV		0	7.673	575,100	575,100	575,100	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
LINCOLN RIDGE C	13706-083		6/4/1979			No	No	

**TAX DISTRICT**

**PAT ACCT.**

**NARRATIVE DESCRIPTION**

This Parcel contains 7.633 ACRES of land mainly classified as  
 CONDO  
 CONDO

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

**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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
998	CONDO		80000		SQUARE FE	PRIME SITE		0	7.	1.000	R3									560,000						560,000	
998	CONDO		5.796		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									173,880						173,900	

Total AC/HA: 7.63255	Total SF/SM: 332473.88	Parcel LUC: 998	CONDO	Prime NB Desc	RES CAT 3	Total: 733,880	SpI Credit	Total: 733,900
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