

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MCALeer TR HAROLD T
Owner 2:	MCALeer TR SHIRLEY M
Owner 3:	HTM/SMM REALTY TRUST
Street 1:	82 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4908 Type:

PREVIOUS OWNER

Owner 1:	MCALeer - HAROLD T
Owner 2:	MCALeer - SHIRLEY M
Street 1:	82 BIRCHWOOD LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4908

NARRATIVE DESCRIPTION

This parcel contains 1.86 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1983, having primarily CLAPBOARD Exterior and 2058 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-3	Open Sp Re	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		0.023		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									805						800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.860	592,600		1,043,200	1,635,800
Total Card		1.860	592,600	1,043,200	1,635,800
Total Parcel		1.860	592,600	1,043,200	1,635,800
Source: Market Adj Cost		Total Value per SQ unit /Card: 794.85		/Parcel: 794.85	

Legal Description	User Acct
3446	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	545,600	0	1.86	1,012,800	1,558,400		Year End Roll	12/2/2024
2024	101	FV	539,600	0	1.86	992,700	1,532,300		Year end	11/9/2023
2023	101	FV	468,000	0	1.86	840,700	1,308,700	1,308,700	Year end	11/3/2022
2022	101	FV	407,800	0	1.86	768,700	1,176,500	1,176,500	Year End Roll	10/19/2021
2021	101	FV	364,300	0	1.86	800,700	1,165,000	1,165,000	Year End Roll	10/15/2020
2020	101	FV	358,400	0	1.86	800,700	1,159,100	1,159,100	Year End Roll	9/26/2019
2019	101	FV	347,800	0	1.86	797,500	1,145,300	1,145,300	Create Final va	6/4/2019
2018	101	FV	347,800	0	1.86	797,500	1,145,300	1,145,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCALeer,HAROLD	61605-315		4/16/2013	FAMILY		1	No	No	
MCALeer TR,HARO	61605-291		4/16/2013	FAMILY		1	No	No	
McALeer,Harold	59732-583		8/10/2012	FAMILY		1	No	No	
McALeer Tr,Haro	59732-557		8/10/2012	FAMILY		1	No	No	
MCALeer HAROLD	56505-368		2/23/2011	FAMILY		1	No	No	
MCALeer HAROLD	32165-551		12/20/2000	CONVENIENC		1	No	No	
MCALeer HAROLD	29536-598		10/27/1998	CONVENIENC		1	No	No	
WINCHELL GUILBE	14758-230		10/15/1982		110,000	No	No		

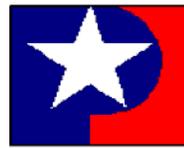
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/28/2014	5950	WINDOWS	26,860	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/22/2021	INSPECTED	5	TB
5/1/2017	MEAS+INSPCTD	4	JG
6/19/2008	MEAS+INSPCTD	25	D ERSKINE
9/22/2001	M&L COMPLETE	615	
12/17/1997	ABATE-INSPEC	600	
5/15/1996	MEAS+INSPCTD	606	
4/20/1996	MEAS/EXT INS	606	
6/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	98 1 8
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

