

158

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3

33

1 of 1

CONDOS

Town Of Lincoln

APPRaised: 718,700 /  
USE VALUE: 718,700 /  
ASSESSed: 718,700 /

Total Card / Total Parcel  
718,700 / 718,700  
718,700 / 718,700  
718,700 / 718,700

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MCCARTHY JANE S
Owner 2:	
Owner 3:	
Street 1:	33 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	KELLEY ANDREW J -
Owner 2:	KELLEY IRENE N -
Street 1:	C/O JANE MCCARTHY
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains . ACRES of land mainly classified as CONDO with a CONDO-TNHS Building built about 1979, having primarily CLAPBOARD Exterior and 2366 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				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
102	CONDO		0		SQUARE FE	PRIME SITE		0	0.	0.00	LR	1.00															

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	CONDO	Prime NB Desc	LINCRDGE	Total:	SpI Credit	Total:
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	709,400	9,300		718,700
Total Card	0.000	709,400	9,300		718,700
Total Parcel	0.000	709,400	9,300		718,700
Source:	Market Adj Cost	Total Value per SQ unit /Card: 303.71		/Parcel: 303.71	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	632,600	8700	.		641,300		Year End Roll	12/2/2024
2024	102	FV	572,600	8700	.		581,300		Year end	11/9/2023
2023	102	FV	548,700	8700	.		557,400	557,400	Year end	11/3/2022
2022	102	FV	516,700	8900	.		525,600	525,600	Year End Roll	10/19/2021
2021	102	FV	509,800	8900	.		518,700	518,700	Year End Roll	10/15/2020
2020	102	FV	519,600	8900	.		528,500	528,500	Year End Roll	9/26/2019
2019	102	FV	502,500	8900	.		511,400	511,400	Create Final va	6/4/2019
2018	102	FV	502,500	8900	.		511,400	511,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLEY ANDREW J	50470-226		12/14/2007	CONVENIENC		No	No		
	13896-141		2/5/1980		143,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/17/2022	R-22-0195	WINDOWS	50,227	C	10/13/2022			Replace 12 windows
9/6/2019	R-19-0139	BATH	28,506	C				Demo shower; repla

ACTIVITY INFORMATION

Date	Result	By	Name
12/15/2021	INSPECTED	5	TB
6/8/2020	QUESTIONNAIR	624	W Coelho
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/27/2004	M&L EXTERIOR	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



USER DEFINED

Prior Id # 1:	98 113 33
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:	

PRINT  
Date Time  
09/26/25 18:55:01  
LAST REV  
Date Time  
02/09/23 11:18:23  
blakeley  
2564

Parcel ID 158 1 0 3 33

!2564!

