	Total Card /	Total Parcel
APPRAISED:	809,200 /	809,200
USE VALUE:	809,200 /	809,200
ASSESSED:	809,200 /	809,200

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	BEAUDRY FLORENCE B
Owner 2:	BEAUDRY ROBERT E
Owner 3:	
Street 1:	39 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov: MA	Cntry	Own Occ: Y
Postal: 01773-4907	Type:

PREVIOUS OWNER

Owner 1:	BEAUDRY FLORENCE B -
Owner 2:	BEAUDRY ROBERT E -
Street 1:	39 BIRCHWOOD LN
Twn/City:	LINCOLN
St/Prov: MA	Cntry
Postal: 01773-4907

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 2959 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	799,900	9,300		809,200
Total Card	0.000	799,900	9,300		809,200
Total Parcel	0.000	799,900	9,300		809,200

Source: Market Adj Cost   Total Value per SQ unit /Card: 273.45   /Parcel: 273.45

Legal Description

2895

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 158 1 0 3 39

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	713,100	8700	.		721,800		Year End Roll	12/2/2024
2024	102	FV	645,400	8700	.		654,100		Year end	11/9/2023
2023	102	FV	618,500	8700	.		627,200	627,200	Year end	11/3/2022
2022	102	FV	582,200	8900	.		591,100	591,100	Year End Roll	10/19/2021
2021	102	FV	574,400	8900	.		583,300	583,300	Year End Roll	10/15/2020
2020	102	FV	590,200	8900	.		599,100	599,100	Year End Roll	9/26/2019
2019	102	FV	570,800	8900	.		579,700	579,700	Create Final va	6/4/2019
2018	102	FV	570,800	8900	.		579,700	579,700	Year End Roll	9/28/2017

SALES INFORMATION

TAX DISTRICT   PAT ACCT. 2567

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BEAUDRY FLORENC	48971-306		2/9/2007	FAMILY	1	No	No		
BEAUDRY FLORENC	32266-589		1/17/2001	CONVENIENC	1	No	No		
BEAUDRY ROBERT	29492-200		10/16/1998	CONVENIENC	1	No	No		
MAXWELL PATRICI	28522-481		7/23/1997		375,000	No	No		
KELLY MARY A	20255-400		12/12/1989		312,500	No	No		

BUILDING PERMITS

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

User Acct
0

GIS Ref

GIS Ref

Insp Date
12/15/21

!2567!

PRINT

Date	Time
09/26/25	18:55:31

LAST REV

Date	Time
01/07/22	14:07:01

apro

USER DEFINED

Prior Id # 1:	98 113 39
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:	

ACTIVITY INFORMATION

Date	Result	By	Name
12/15/2021	INSPECTED	5	TB
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/20/2004	M&L COMPLETE	615	
5/27/1997	MEAS/EXT INS	600	
5/2/1996	MEAS/EXT INS	606	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA   __/___/__

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 Influ	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:	Spl Credit	Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.   Database: AssessPro - Lincoln   meadorse

2026

EXTERIOR INFORMATION

Field	Value
Type:	8 - CONDO-TNHS
Sty Ht:	1T - 1T
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	A - AVERAGE

GENERAL INFORMATION

Field	Value
Grade:	B- - GOOD (-)
Year Blt:	1979 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	4 - CARPET
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	3 - ELECTRIC
Heat Type:	15 - HEAT PUMP
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	0 % Sprinkled 0

BATH FEATURES

Feature	Value	Rating
Full Bath	3	AVERAGE
A Bath:		
3/4 Bath:		
A 3QBth		
1/2 Bath:		
A HBth:		
OthrFix:	1	AVERAGE

OTHER FEATURES

Feature	Value	Rating
Kits:	1	GOOD
A Kits:		
Frpl:	1	AVERAGE
WSFlue:		

CONDO INFORMATION

Field	Value
Location:	E - END UNIT
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	7.123899937
Name:	4 - LINCOLN RIDG

DEPRECIATION

Field	Value	
Phys Cond:	GD - Good	9.0 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	9	%

CALC SUMMARY

Field	Value
Basic $ / SQ:	198.00
Size Adj.:	1.02542889
Const Adj.:	0.94999999
Adj $ / SQ:	192.883
Other Features:	42611
Grade Factor:	1.20
NBHD Inf:	1.37000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	878984
Depreciation:	79109
Depreciated Total:	799875

COMMENTS

7.1239% COMMON INTEREST D UNIT.
WALKOUT.

RESIDENTIAL GRID

1st Res Grid   Desc: Line 1   # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RMs: 8		BRs: 3		Baths: 3		HB				

REMODELING

Field	Value
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

Field	Value
WtAv$/SQ:	
AvRate:	
Ind.Val	526600.0000
Juris. Factor:	
Before Depr:	317.10
Special Features:	0
Val/Su Net:	229.79
Final Total:	799900
Val/Su SzAd	403.58

SKETCH

UnSketched SubAreas:
SFL: 664,
FFL: 1318,
BMT: 1303,
WDK: 196,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,318	192.880	254,220
BMT	BASEMENT	1,303	80.770	105,243
SFL	2ND FLOOR	664	192.880	128,074
WDK	WOOD DECK	196	23.030	4,513

Net Sketched Area:	3,481		Total:	492,050
Size Ad	1982	Gross Area	3481	FinArea	2959

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75	A	0

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:	Model:	Serial #	Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 158 1 0 3 39

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
04	CONDO-GAR	D	Y	1	1	A	AV	1979	10,700.00	T	12.9	102			9,300			9,300

More: N	Total Yard Items:	9,300	Total Special Featues:		Total:	9,300