

158

1

0

4

41

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

USE VALUE:

788,300 /

788,300

ASSESSed:

788,300 /

788,300

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BUCKLEY TR TIMOTHY C
Owner 2:	KEARNEY TR SUZANNE M
Owner 3:	KEARNEY - BUCKLEY REVOCABLE TR
Street 1:	41 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	KEARNEY - SUZANNE M
Owner 2:	-
Street 1:	41 BIRCHWOOD LN
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 2503 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 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	779,000	9,300		788,300
Total Card	0.000	779,000	9,300		788,300
Total Parcel	0.000	779,000	9,300		788,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:	314.92	/Parcel:	314.92

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	695,300	8700	.		704,000		Year End Roll	12/2/2024
2024	102	FV	629,500	8700	.		638,200		Year end	11/9/2023
2023	102	FV	603,300	8700	.		612,000	612,000	Year end	11/3/2022
2022	102	FV	568,800	8900	.		577,700	577,700	Year End Roll	10/19/2021
2021	102	FV	561,200	8900	.		570,100	570,100	Year End Roll	10/15/2020
2020	102	FV	576,700	8900	.		585,600	585,600	Year End Roll	9/26/2019
2019	102	FV	558,000	8900	.		566,900	566,900	Create Final va	6/4/2019
2018	102	FV	558,000	8900	.		566,900	566,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KEARNEY,SUZANNE	65692-124		7/8/2015	CONVENIENC		1	No	No	
YOUNG CHARLES A	57549-362		9/30/2011		518,000	No	No		
KLEM WALTER,	47185-588		3/26/2006		520,000	No	No		
LAUTERBACH PETE	20065-221		9/8/1989		385,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/31/2024	R-24-0205	DOORS	6,634	C				Install new doors
7/1/2015	6136	WINDOWS	31,021	C				Replace 12 windows
6/24/2013	5455	WINDOWS	5,800	C				install 2 skylight
4/6/2012	5013	RENOVATI	24,000	C	6/7/2012			install new tread

ACTIVITY INFORMATION

Date	Result	By	Name
12/15/2021	INSPECTED	5	TB
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/13/2004	M&L COMPLETE	615	
5/27/1997	MEAS+INSPCTD	600	
5/2/1996	MEAS/EXT INS	606	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total:		SpI Credit		Total:	
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Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	98 113 41
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	18:55:39

LAST REV

Date	Time
05/13/25	13:29:30

blakeley
2568

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