

158

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43

1 of 1

CONDOS

Town Of Lincoln

APPRaised: 776,000 /  
USE VALUE: 776,000 /  
ASSESSed: 776,000 /

Total Card / Total Parcel  
776,000 / 776,000  
776,000 / 776,000  
776,000 / 776,000

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PEDULLA BARBARA M
Owner 2:	
Owner 3:	
Street 1:	43 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4907 Type:

PREVIOUS OWNER

Owner 1:	COLE - ADDISON D
Owner 2:	COLE - ANNE B
Street 1:	43 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-GRDN Building built about 1979, having primarily CLAPBOARD Exterior and 2564 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 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	766,700	9,300		776,000
Total Card	0.000	766,700	9,300		776,000
Total Parcel	0.000	766,700	9,300		776,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	302.60	/Parcel:	302.60

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	685,800	8700	.		694,500		Year End Roll	12/2/2024
2024	102	FV	621,400	8700	.		630,100		Year end	11/9/2023
2023	102	FV	595,500	8700	.		604,200	604,200	Year end	11/3/2022
2022	102	FV	560,400	8900	.		569,300	569,300	Year End Roll	10/19/2021
2021	102	FV	552,900	8900	.		561,800	561,800	Year End Roll	10/15/2020
2020	102	FV	568,200	8900	.		577,100	577,100	Year End Roll	9/26/2019
2019	102	FV	544,300	8900	.		553,200	553,200	Create Final va	6/4/2019
2018	102	FV	536,000	8900	.		544,900	544,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COLE,ADDISON D	75352-58		8/12/2020		547,500	No	No		
CHUAN MARIAN	15957-206		1/4/1985		237,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/24/2017	6725	RENOVATI	20,000	C	1/30/2018			Remodel the bathro
11/13/1992	170	W/S FLUE		C	12/14/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
12/15/2021	INSPECTED	5	TB
4/11/2012	MEAS/EXT INS	25	D ERSKINE
4/17/2004	M&L COMPLETE	615	
5/19/1999	MEAS+INSPCTD	605	BOA
5/27/1997	MEAS/EXT INS	600	
5/2/1996	MEAS/EXT INS	606	
12/14/1993	PERMIT VISIT	600	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total:		SpI Credit		Total:	
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USER DEFINED

Prior Id # 1:	98 113 43
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 18:55:48  
LAST REV  
Date Time  
01/07/22 14:08:31  
apro  
2569

!2569!

Parcel ID 158 1 0 4 43

Legal Description  
Entered Lot Size  
Total Land:  
Land Unit Type:

User Acct  
GIS Ref  
GIS Ref  
Insp Date  
12/15/21

