

158

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0

4

45

1 of 1

CONDOS

Town Of Lincoln

APPRaised: 924,000 /  
USE VALUE: 924,000 /  
ASSESSed: 924,000 /

Total Card / Total Parcel  
924,000 / 924,000  
924,000 / 924,000  
924,000 / 924,000

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MORGAN TR NICHOLAS HEATH
Owner 2:	COOPER TR JESSICA
Owner 3:	COOPER MORGAN FAMILY REV TRUS
Street 1:	45 BIRCHWOOD LANE UNIT 45
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MORGAN - NICHOLAS HEATH
Owner 2:	COOPER - JESSICA
Street 1:	45 BIRCHWOOD LANE UNIT 45
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 3317 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															

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	914,700	9,300		924,000
Total Card	0.000	914,700	9,300		924,000
Total Parcel	0.000	914,700	9,300		924,000
Source:	Market Adj Cost	Total Value per SQ unit /Card: 278.60		/Parcel: 278.60	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	814,500	8700	.		823,200		Year End Roll	12/2/2024
2024	102	FV	736,800	8700	.		745,500		Year end	11/9/2023
2023	102	FV	706,100	8700	.		714,800	714,800	Year end	11/3/2022
2022	102	FV	663,600	8900	.		672,500	672,500	Year End Roll	10/19/2021
2021	102	FV	654,700	8900	.		663,600	663,600	Year End Roll	10/15/2020
2020	102	FV	685,200	8900	.		694,100	694,100	Year End Roll	9/26/2019
2019	102	FV	662,700	8900	.		671,600	671,600	Create Final va	6/4/2019
2018	102	FV	662,700	8900	.		671,600	671,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORGAN,NICHOLAS	83280-162		9/25/2024	CONVENIENC	99	No	No		
MORGAN,NICHOLAS	81052-285		12/13/2022	CONVENIENC	1	No	No		
HORNE,BENJAMIN	76325-411		12/2/2020		647,806	No	No		
Strouse, Frank L	60753-245		12/17/2012		675,000	No	No		
DOWNS, ELAINE R	26446-529		6/28/1996	PART INTERES	205,000	No	No		
DOWNS, GERALD E	26446-526		6/28/1996	PART INTERES	205,000	No	No		
DOWNS ELAINE R	21601-492		12/13/1991	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/12/2023	R-23-0248	ROOF	11,500	C				Strip to bare shea
10/1/2019	R-19-0162	WDK	17,000	C	10/24/2019			Remove and build n

ACTIVITY INFORMATION

Date	Result	By	Name
12/15/2021	INSPECTED	5	TB
6/8/2020	QUESTIONNAIR	624	W Coelho
1/9/2020	ABATE-INSPEC	624	W Coelho
4/11/2012	MEAS/EXT INS	25	D ERSKINE
6/24/2010		103	MARK HARRELL
6/24/2010	INSPECTED	1	H M SCHEID
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

Total AC/HA: 0.00000 Total SF/SM: 0 Parcel LUC: 102 CONDO Prime NB Desc LINCRRDGE Total: SpL Credit Total:



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	98 113 45
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:	

!2570!

PRINT Date Time 09/26/25 18:55:57

LAST REV Date Time 10/30/24 11:54:09

blakeley 2570

