

158

1

0

5

47

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

906,800 /

906,800 /

906,800 /

USE VALUE:

ASSESSed:

906,800 /

906,800 /

906,800 /

906,800 /

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ECKLER LAWRENCE I
Owner 2:	DOMBLEWSKI CAROL L
Owner 3:	
Street 1:	47 BIRCHWOOD LANE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MANGINI - PAUL ANTHONY
Owner 2:	MANGINI - DOREEN FRANCES
Street 1:	47 BIRCHWOOD LANE
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 3197 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	897,500	9,300		906,800
Total Card 0.000 897,500 9,300 906,800					
Total Parcel 0.000 897,500 9,300 906,800					
Source: Market Adj Cost		Total Value per SQ unit /Card: 283.62		/Parcel: 283.62	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	801,000	8700	.		809,700		Year End Roll	12/2/2024
2024	102	FV	876,200	8700	.		884,900		Year end	11/9/2023
2023	102	FV	839,700	8700	.		848,400	848,400	Year end	11/3/2022
2022	102	FV	606,200	8900	.		615,100	615,100	Year End Roll	10/19/2021
2021	102	FV	598,100	8900	.		607,000	607,000	Year End Roll	10/15/2020
2020	102	FV	614,500	8900	.		623,400	623,400	Year End Roll	9/26/2019
2019	102	FV	594,200	8900	.		603,100	603,100	Create Final va	6/4/2019
2018	102	FV	594,200	8900	.		603,100	603,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MANGINI,PAUL AN	79260-271		12/1/2021		850,000	No	No		
CHAFFIN,JAY W	67726-537		8/1/2016		660,000	No	No		
SCHILLER JOAN A	55045-80		7/26/2010		540,000	No	No		
SCHILLER JOAN A	48681-571		12/18/2006	FAMILY	1	No	No		
SCHILLER JOAN A	39834-293		7/7/2003	CONVENIENC	1	No	No		
MILLS RODNEY	19404-425		10/14/1988		410,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/23/2024	R-24-0093	INSULATI	5,795	C				Attic floor open b
10/24/2023	R-23-0263	KITCHEN	72,300	O				Kitchen reno, new
10/20/2022	R-22-0253	WDK	20,000	C	11/15/2022			Replace existing d

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2023	ABATE-INSPEC	1	H M SCHEID
3/15/2022	VISITED	625	J Frank
12/15/2021	INSPECTED	5	TB
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/14/2004	M&L COMPLETE	615	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	98 113 47
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	18:56:05

LAST REV

Date	Time
11/15/24	14:07:47

blakeley
2571

