



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
49		BIRCHWOOD LN, LINCOLN
Unit #:		
Owner 1: FANGMAN JOHN		
Owner 2: FANGMAN SAMARA RACHEL		
Owner 3:		
Street 1: 49 BIRCHWOOD LN UNIT 49		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	887,900	9,700		897,600
Total Card 0.000 887,900 9,700 897,600					
Total Parcel 0.000 887,900 9,700 897,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 299.36		/Parcel: 299.36	

**Legal Description**  
2754

**Entered Lot Size**  
Total Land:  
Land Unit Type:

**User Acct**  
0

**GIS Ref**

**GIS Ref**

**Insp Date**  
12/15/21

**PREVIOUS OWNER**

Owner 1:	JOHNSON TR - LAURA STOOKEY
Owner 2:	C/O H.W. STUART III -
Street 1:	45 MEADOWBROOK ROAD
Twn/City:	WESTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02493

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	792,300	9100	.		801,400		Year End Roll	12/2/2024
2024	102	FV	717,300	9100	.		726,400		Year end	11/9/2023
2023	102	FV	687,400	9100	.		696,500	696,500	Year end	11/3/2022
2022	102	FV	633,400	9200	.		642,600	642,600	Year End Roll	10/19/2021
2021	102	FV	624,900	9200	.		634,100	634,100	Year End Roll	10/15/2020
2020	102	FV	642,100	9200	.		651,300	651,300	Year End Roll	9/26/2019
2019	102	FV	621,300	9200	.		630,500	630,500	Create Final va	6/4/2019
2018	102	FV	621,300	9200	.		630,500	630,500	Year End Roll	9/28/2017

**Parcel ID** 158 1 0 5 49

**PRINT**  
Date Time  
09/26/25 18:56:14

**LAST REV**  
Date Time  
03/17/25 13:40:44

blakeley  
2572

**USER DEFINED**

Prior Id # 1:	98 113 49
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:	

**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 2998 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSON TR,LAUR	83864-141		3/17/2025		975,000	No	No		
STOOKEY-STUART,	66677-10		1/15/2016	FAMILY		1	No	No	
MALONEY JOSEPH	47348-28		4/21/2006		710,000	No	No		
ANDERSON JOHN L	30425-264		7/2/1999	CHD>SALE	490,000	No	No		
URY WILLIAM L	23041-549		4/2/1993		325,800	No	No		

**PAT ACCT.**

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/26/2010	4588	WDK	5,000	C	11/17/2011			replace existing d
7/29/1999	1749	RENOVATI	8,500	C	6/4/2000			kitchen 6/4/00 10
5/25/1993	248	RENOVATI	5,000	C	12/20/1993			

**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	
6/4/2000	MEAS+INSPCTD	611	
5/27/1997	MEAS/EXT INS	600	
5/2/1996	MEAS/EXT INS	606	
7/12/1995	MEAS/EXT INS	600	
12/20/1993	PERMIT VISIT	600	
5/1/1987	INSPECTED	601	

**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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