

158

4

0

6

56

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

772,300 /

USE VALUE:

772,300 /

772,300

ASSESSed:

772,300 /

772,300

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PREBLE TR DAVID H
Owner 2:	SHEPHERD TR MARIA L
Owner 3:	D PREBLE & M PREBLE FAM TRUSTS
Street 1:	56 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4908 Type:

PREVIOUS OWNER

Owner 1:	PREBLE - DAVID H
Owner 2:	SHEPHERD - MARIA L
Street 1:	56 BIRCHWOOD LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4908

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 2574 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 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:	
--------------	---------	--------------	---	-------------	-----	-------	---------------	----------	--------	--	------------	--	--------	--

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	763,000	9,300		772,300
Total Card	0.000	763,000	9,300		772,300
Total Parcel	0.000	763,000	9,300		772,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:	300.04	/Parcel:	300.04

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	682,100	8700	.		690,800		Year End Roll	12/2/2024
2024	102	FV	617,900	8700	.		626,600		Year end	11/9/2023
2023	102	FV	592,100	8700	.		600,800	600,800	Year end	11/3/2022
2022	102	FV	559,600	8900	.		568,500	568,500	Year End Roll	10/19/2021
2021	102	FV	552,100	8900	.		561,000	561,000	Year End Roll	10/15/2020
2020	102	FV	567,300	8900	.		576,200	576,200	Year End Roll	9/26/2019
2019	102	FV	549,100	8900	.		558,000	558,000	Create Final va	6/4/2019
2018	102	FV	549,100	8900	.		558,000	558,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PREBLE,DAVID H	82196-261		11/9/2023	CONVENIENC		1	No	No	
WILLIAMS WILLIA	54201-573		1/25/2010		532,500	No	No		
	13914-184		3/3/1980		143,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/24/2015	6204	WINDOWS	26,665	C				Replace 9 windows

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2021	INSPECTED	5	TB
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/20/2004	M&L COMPLETE	615	
12/18/1996	ABATE-INSPEC	600	
5/2/1996	MEAS/EXT INS	606	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total:		SpI Credit		Total:	
--------	--	------------	--	--------	--



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	98 114 56
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	18:56:40

LAST REV

Date	Time
09/26/24	13:57:41

blakeley
2575

