

158

4

0

5

62

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

942,100 /

942,100 /

942,100 /

USE VALUE:

ASSESSed:

942,100 /

942,100 /

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GREEN ROBERT V
Owner 2:	GREEN THERESE T
Owner 3:	
Street 1:	62 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4908 Type:

PREVIOUS OWNER

Owner 1:	WALCH TR - MARSHA F
Owner 2:	WALCH TR - TIMOTHY R
Street 1:	62 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 3086 Square Feet, with 1 Unit, 4 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	942,100			942,100
Total Card	0.000	942,100			942,100
Total Parcel	0.000	942,100			942,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	305.26	/Parcel:	305.26

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	839,800	0	.		839,800		Year End Roll	12/2/2024
2024	102	FV	760,600	0	.		760,600		Year end	11/9/2023
2023	102	FV	728,900	0	.		728,900	728,900	Year end	11/3/2022
2022	102	FV	688,200	0	.		688,200	688,200	Year End Roll	10/19/2021
2021	102	FV	679,000	0	.		679,000	679,000	Year End Roll	10/15/2020
2020	102	FV	697,700	0	.		697,700	697,700	Year End Roll	9/26/2019
2019	102	FV	675,200	0	.		675,200	675,200	Create Final va	6/4/2019
2018	102	FV	675,200	0	.		675,200	675,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WALCH TR,MARSHA	66130-316		9/25/2015		690,000	No	No		
Walch,Marsha	59974-146		9/11/2012	FAMILY	100	No	No		
MAYFIELD GLOVER	53773-414		11/2/2009		599,000	No	No		
MAYFIELD GLOVER	42183-350		3/5/2004	CONVENIENC	10	No	No		
CHU, NELSON F.	26286-273		5/2/1996		490,000	No	No		
KENNARD HENRIET	19650-376		2/15/1989		435,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/2/2022	MEC-22-000	MANUAL	12,000	O	9/27/2022			Replace heat pump
9/28/2021	R-21-0227	BATH	13,760	O	5/3/2022			Remove tub & tub w
6/24/2004	2964	MANUAL	3,000	C	4/30/2005			repair deck

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2021	INSPECTED	5	TB
5/10/2016	SALES INSP	618	G BOURGAULT
4/11/2012	MEAS/EXT INS	25	D ERSKINE
4/30/2005	MEAS+INSPCTD	615	
3/20/2004	M&L COMPLETE	615	
5/15/1997	MEAS+INSPCTD	600	
5/2/1996	MEAS/EXT INS	606	
12/14/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total:	SpI Credit	Total:
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USER DEFINED

Prior Id # 1:	98 114 62
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	18:57:10

LAST REV

Date	Time
02/09/23	11:05:21

blakeley 2578

