

158

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4

64

1 of 1

CONDOS

Town Of Lincoln

APPRaised: 881,900 /
USE VALUE: 881,900 /
ASSESSed: 881,900 /

Total Card / Total Parcel
881,900 / 881,900
881,900 / 881,900
881,900 / 881,900

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GLYNN TR WILLIAM J
Owner 2:	LOMBROSO TR ANNA C
Owner 3:	GLYNN REV TRS/LOMBROSO REV TR
Street 1:	64 BIRCHWOOD LANE UNIT 64
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	GLYNN - WILLIAM J
Owner 2:	LOMBROSO - ANNA C
Street 1:	64 BIRCHWOOD LANE UNIT 64
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 2673 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	881,900			881,900
Total Card	0.000	881,900			881,900
Total Parcel	0.000	881,900			881,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:	329.92	/Parcel:	329.92

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	785,500	0	.		785,500		Year End Roll	12/2/2024
2024	102	FV	711,200	0	.		711,200		Year end	11/9/2023
2023	102	FV	681,500	0	.		681,500	681,500	Year end	11/3/2022
2022	102	FV	642,700	0	.		642,700	642,700	Year End Roll	10/19/2021
2021	102	FV	634,100	0	.		634,100	634,100	Year End Roll	10/15/2020
2020	102	FV	651,600	0	.		651,600	651,600	Year End Roll	9/26/2019
2019	102	FV	630,500	0	.		630,500	630,500	Create Final va	6/4/2019
2018	102	FV	630,500	0	.		630,500	630,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GLYNN,WILLIAM J	74266-308		3/10/2020	CONVENIENC		1	No	No	
REIDER TR,W JAM	66653-304		1/11/2016		604,000		No	No	
REIDER JAMES/RU	18190-336		6/4/1987	CONVENIENC			No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/13/2016	6325	KITCHEN	100,000	C				Remodel kitchen &

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2021	INSPECTED	5	TB
2/6/2019	PERMIT VISIT	622	K Cuoco
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/27/2004	M&L COMPLETE	615	
5/27/1997	MEAS+INSPCTD	600	
5/2/1996	MEAS/EXT INS	606	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total:		SpI Credit		Total:	
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USER DEFINED

Prior Id # 1:	98 114 64
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 18:57:18
LAST REV
Date Time
01/07/22 14:23:14
apro
2579

Parcel ID 158 4 0 4 64

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