

158

4

0

3

66

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

USE VALUE:

859,900 /

859,900

ASSESSed:

859,900 /

859,900

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BEAL JR THOMAS P
Owner 2:	BEAL BARBARA B
Owner 3:	
Street 1:	66 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BEAL THOMAS P JR -
Owner 2:	BEAL BARBARA B -
Street 1:	66 BIRCHWOOD LN
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 3093 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:	
--------------	---------	--------------	---	-------------	-----	-------	---------------	----------	--------	--	------------	--	--------	--

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	850,600	9,300		859,900
Total Card	0.000	850,600	9,300		859,900
Total Parcel	0.000	850,600	9,300		859,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:	278.03	/Parcel:	278.03

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	757,800	8700	.		766,500		Year End Roll	12/2/2024
2024	102	FV	685,700	8700	.		694,400		Year end	11/9/2023
2023	102	FV	657,100	8700	.		665,800	665,800	Year end	11/3/2022
2022	102	FV	617,900	8900	.		626,800	626,800	Year End Roll	10/19/2021
2021	102	FV	609,700	8900	.		618,600	618,600	Year End Roll	10/15/2020
2020	102	FV	626,400	8900	.		635,300	635,300	Year End Roll	9/26/2019
2019	102	FV	605,800	8900	.		614,700	614,700	Create Final va	6/4/2019
2018	102	FV	605,800	8900	.		614,700	614,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BEAL THOMAS P J	29961-559		3/3/1999	CONVENIENC		1	No	No	
CHAIKEN, JAN M.	27179-471		4/2/1997	CHD>SALE	385,000	No	No		
KAUPE WALTER	16288-253		7/15/1985		282,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/1/2009	4285	WDK	7,500	C				remove rotted deck

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2021	INSPECTED	5	TB
4/11/2012	MEAS/EXT INS	25	D ERSKINE
4/17/2004	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

Legal Description	User Acct
1958	
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	98 114 66
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	18:57:27

LAST REV

Date	Time
01/07/22	14:24:02

apro 2580

!2580!

