

158

4

0

3

68

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

USE VALUE:

866,000 /

866,000

ASSESSed:

866,000 /

866,000

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KEUTMANN MARIE
Owner 2:	
Owner 3:	
Street 1:	68 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4908 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

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 2914 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 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	856,700	9,300		866,000
Total Card	0.000	856,700	9,300		866,000
Total Parcel	0.000	856,700	9,300		866,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	297.19	/Parcel:	297.19

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	764,400	8700	.		773,100		Year End Roll	12/2/2024
2024	102	FV	691,900	8700	.		700,600		Year end	11/9/2023
2023	102	FV	663,100	8700	.		671,800	671,800	Year end	11/3/2022
2022	102	FV	625,000	8900	.		633,900	633,900	Year End Roll	10/19/2021
2021	102	FV	616,600	8900	.		625,500	625,500	Year End Roll	10/15/2020
2020	102	FV	633,600	8900	.		642,500	642,500	Year End Roll	9/26/2019
2019	102	FV	613,000	8900	.		621,900	621,900	Create Final va	6/4/2019
2018	102	FV	613,000	8900	.		621,900	621,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KOLBIN, LAWRENC	26293-37		5/6/1996		360,000	No	No		
	13941-494		4/9/1980		150,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2021	INSPECTED	5	TB
4/11/2012	MEAS/EXT INS	25	D ERSKINE
5/1/2004	M&L COMPLETE	615	
3/27/2004	M&L EXTERIOR	615	
5/27/1997	MEAS/EXT INS	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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2026



**Patriot**  
Properties Inc.

USER DEFINED

Prior Id # 1:	98 114 68
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	18:57:38

LAST REV

Date	Time
01/07/22	14:24:49

apro	2581
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ASR Map:	
Fact Dist:	
Reval Dist:	

Year:	
LandReason:	
BldReason:	

CivilDistrict:	
Ratio:	

ASR Map:	
Fact Dist:	
Reval Dist:	

Year:	
LandReason:	
BldReason:	

CivilDistrict:	
Ratio:	

ASR Map:	
Fact Dist:	
Reval Dist:	

Year:	
LandReason:	
BldReason:	

CivilDistrict:	
Ratio:	

ASR Map:	
Fact Dist:	
Reval Dist:	

Year:	
LandReason:	
BldReason:	

CivilDistrict:	
Ratio:	

ASR Map:	
Fact Dist:	
Reval Dist:	

Year:	
LandReason:	
BldReason:	

