

158

4

0

2

72

1 of 1

CONDOS

Town Of Lincoln

APPRaised: 735,300 / 735,300
USE VALUE: 735,300 / 735,300
ASSESSed: 735,300 / 735,300

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

Table with columns: No, Alt No, Direction/Street/City. Row 1: 72, BIRCHWOOD LN, LINCOLN

OWNERSHIP

Table with columns: Owner 1, Owner 2, Owner 3, Street 1, Street 2, Town/City, St/Prov, Postal, Type. Row 1: ODESSEY ANN I, SANDMAN MARK, 72 BIRCHWOOD LANE, LINCOLN, MA, 01773

PREVIOUS OWNER

Table with columns: Owner 1, Owner 2, Street 1, Town/City, St/Prov, Postal, Type. Row 1: WHITE - ELINOR, 72 BIRCHWOOD LANE, LINCOLN, MA, 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 2476 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Table with columns: Code, Descrip/No, Amount, Com. Int. (Empty table)

PROPERTY FACTORS

Table with columns: Item, Code, Description, %, Item, Code, Description. Row 1: Z, water, A, SEPTIC. Row 2: o, Sewer. Row 3: n, Electri. Row 4: Census: Exmpt. Row 5: Flood Haz:. Row 6: D, Topo. Row 7: s, Street 1, PAVED. Row 8: t, Gas: 4, MEDIUM

LAND SECTION (First 7 lines only)

Table with columns: Use Code, Description, LUC Fact, No of Units, Depth / PriceUnits, Unit Type, Land Type. Row 1: 102, CONDO, 0, SQUARE FEPRIME SITE

IN PROCESS APPRAISAL SUMMARY

Table with columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value. Row 1: 102, 0.000, 726,000, 9,300, 735,300. Total Card: 0.000, 726,000, 9,300, 735,300. Total Parcel: 0.000, 726,000, 9,300, 735,300. Source: Market Adj Cost, Total Value per SQ unit /Card: 296.97, /Parcel: 296.97

PREVIOUS ASSESSMENT

Table with columns: Tax Yr, Use, Cat, Bldg Value, Yrd Items, Land Size, Land Value, Total Value, Asses'd Value, Notes, Date. Rows: 2025-2018 with values for FV, Bldg Value, Yrd Items, Land Value, Total Value, Asses'd Value, Notes, Date.

SALES INFORMATION

Table with columns: Grantor, Legal Ref, Type, Date, Sale Code, Sale Price, V, Tst, Verif, Notes. Row 1: WHITE,ELINOR, 77631-488, 4/28/2021, 615,000, No, No. Row 2: 20513-89, 4/30/1990, CONVENIENC, No, No

BUILDING PERMITS

Table with columns: Date, Number, Descrip, Amount, C/O, Last Visit, Fed Code, F. Descrip, Comment. Row 1: 9/9/2021, R-21-0210, WDK, 20,000, C, 9/30/2021, Remove deck & buil

ACTIVITY INFORMATION

Table with columns: Date, Result, By, Name. Rows: 12/16/2021, INSPECTED, 5, TB; 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+INSPCTD, 606; 5/1/1987, INSPECTED, 601

Table with columns: Legal Description, User Acct, GIS Ref, Entered Lot Size, Total Land:, Land Unit Type: (Empty table)

Parcel ID 158 4 0 2 72

Table with columns: Date, Time. Row 1: 09/26/25, 18:57:56. Row 2: 07/19/22, 13:00:45. Row 3: apro, 2583

PAT ACCT.

Table with columns: Grantor, Legal Ref, Type, Date, Sale Code, Sale Price, V, Tst, Verif, Notes. Row 1: WHITE,ELINOR, 77631-488, 4/28/2021, 615,000, No, No. Row 2: 20513-89, 4/30/1990, CONVENIENC, No, No

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Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Table with columns: Prior Id #, ASR Map, Fact Dist, Reval Dist, Year, LandReason, BldReason, CivilDistrict, Ratio. Row 1: Prior Id # 1: 98 114 72

