

158

4

0

1

78

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

USE VALUE:

856,100 /

856,100

ASSESSed:

856,100 /

856,100

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ROTE ANN CHATHAM
Owner 2:	
Owner 3:	
Street 1:	78 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 2260 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	856,100			856,100
Total Card	0.000	856,100			856,100
Total Parcel	0.000	856,100			856,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	378.81	/Parcel:	378.81

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	762,500	0	.		762,500		Year End Roll	12/2/2024
2024	102	FV	690,500	0	.		690,500		Year end	11/9/2023
2023	102	FV	661,700	0	.		661,700	661,700	Year end	11/3/2022
2022	102	FV	624,300	0	.		624,300	624,300	Year End Roll	10/19/2021
2021	102	FV	616,000	0	.		616,000	616,000	Year End Roll	10/15/2020
2020	102	FV	632,900	0	.		632,900	632,900	Year End Roll	9/26/2019
2019	102	FV	612,500	0	.		612,500	612,500	Create Final va	6/4/2019
2018	102	FV	612,500	0	.		612,500	612,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ORZELL FRANK	21427-410		9/20/1991	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/11/2014	5867	RENOVATI	12,500	C	5/27/2015			reconstruct smalle

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2021	INSPECTED	5	TB
5/27/2015	PERMIT VISIT	619	DH
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/20/2004	M&L COMPLETE	615	
12/10/1996	ABATE-INSPEC	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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Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	98 114 78
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	18:58:22

LAST REV

Date	Time
01/07/22	14:30:56

apro	2586
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ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

