

175

6

0

8

14

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

826,000 / 826,000

USE VALUE:

826,000 /

826,000 /

ASSESSED:

826,000 /

826,000 /

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KRUSINSKI THOMAS S
Owner 2:	KRUSINSKI CAROLYN L
Owner 3:	
Street 1:	14 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ARNOLD JEROME G -
Owner 2:	ARNOLD BARBARA -
Street 1:	14 BIRCHWOOD LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4929

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 2894 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 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	816,700	9,300		826,000
Total Card	0.000	816,700	9,300		826,000
Total Parcel	0.000	816,700	9,300		826,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	285.41	/Parcel:	285.41

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	728,400	8700	.		737,100		Year End Roll	12/2/2024
2024	102	FV	659,300	8700	.		668,000		Year end	11/9/2023
2023	102	FV	631,800	8700	.		640,500	640,500	Year end	11/3/2022
2022	102	FV	595,100	8900	.		604,000	604,000	Year End Roll	10/19/2021
2021	102	FV	587,200	8900	.		596,100	596,100	Year End Roll	10/15/2020
2020	102	FV	603,300	8900	.		612,200	612,200	Year End Roll	9/26/2019
2019	102	FV	583,600	8900	.		592,500	592,500	Create Final va	6/4/2019
2018	102	FV	583,600	8900	.		592,500	592,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ARNOLD JEROME G	40089-31		7/23/2003		550,000	No	No		
COPE RUTH S	23493-346		8/2/1993		319,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/15/2019	R-19-0092	WDK	12,000	C	7/29/2019			Re-construct deck

ACTIVITY INFORMATION

Date	Result	By	Name
12/14/2021	INSPECTED	5	TB
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/27/2004	M&L EXTERIOR	615	
5/27/1997	MEAS+INSPCTD	600	
5/2/1996	MEAS+INSPCTD	606	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

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



USER DEFINED

Prior Id # 1:	98 115 14
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	18:58:57

LAST REV

Date	Time
01/07/22	13:30:47

apro
2590

!2590!

