



PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		BIRCHWOOD LN, LINCOLN
Unit #:		
Owner 1: BROCKELMAN TR JENNIE L		
Owner 2: BROCKELMAN TR JAMES D		
Owner 3: BROCKELMAN LINCOLN NOMINEE TR		
Street 1: 15 BIRCHWOOD LN		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-4907	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	895,400			895,400
Total Card 0.000 895,400 895,400					
Total Parcel 0.000 895,400 895,400					
Source: Market Adj Cost		Total Value per SQ unit /Card: 318.56		/Parcel: 318.56	

Legal Description

User Acct
0

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date
12/14/21

!2591!

PREVIOUS OWNER

Owner 1: BROCKELMAN TR - WEBSTER BJR		
Owner 2: BROCKELMAN TR - JENNIE L		
Street 1: 15 BIRCHWOOD LN		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-4907	Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	797,700	0	.		797,700		Year End Roll	12/2/2024
2024	102	FV	722,300	0	.		722,300		Year end	11/9/2023
2023	102	FV	692,200	0	.		692,200	692,200	Year end	11/3/2022
2022	102	FV	653,000	0	.		653,000	653,000	Year End Roll	10/19/2021
2021	102	FV	644,300	0	.		644,300	644,300	Year End Roll	10/15/2020
2020	102	FV	662,000	0	.		662,000	662,000	Year End Roll	9/26/2019
2019	102	FV	640,600	0	.		640,600	640,600	Create Final va	6/4/2019
2018	102	FV	640,600	0	.		640,600	640,600	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	18:59:05

LAST REV

Date	Time
06/16/25	15:43:39

USER DEFINED

Prior Id # 1:	98 115 15
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:	

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 2811 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BROCKELMAN TR,W	84062-403		5/7/2025	CONVENIENC		1	No	No	
BROCKELMAN,WEBS	77271-245		3/19/2021	CONVENIENC		1	No	No	
SCHNEIDER, ROBT	25153-456		1/31/1995		428,500	No	No		
HEALEY HARRY JR	21376-481		8/26/1991		340,000	No	No		

PAT ACCT.

blakeley	2591
----------	------

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/25/2023	MEC-23-002	MECHANIC	14,000	C				Replacing heat pum
5/13/2008	3941	MANUAL	4,500	C	5/21/2008			bump out for bookc

ACTIVITY INFORMATION

Date	Result	By	Name
12/14/2021	INSPECTED	5	TB
4/11/2012	MEAS/EXT INS	25	D ERSKINE
5/21/2008	CERT OF OCC	10	MARK R
3/13/2004	M&L COMPLETE	615	
5/27/1997	MEAS+INSPCTD	600	
5/2/1996	MEAS+INSPCTD	606	
7/12/1995	MEAS/EXT INS	600	
1/15/1993	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

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:	
--------------	---------	--------------	---	-------------	-----	-------	---------------	----------	--------	--	------------	--	--------	--

