

175

6

0

7

18

1 of 1

CONDOS

Town Of Lincoln

APPRaised: 861,600 /  
USE VALUE: 861,600 /  
ASSESSed: 861,600 /

Total Card / Total Parcel  
861,600 / 861,600  
861,600 / 861,600  
861,600 / 861,600

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	RYACHOVSKY DMITRY
Owner 2:	
Owner 3:	
Street 1:	18 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	KING III - CHARLES
Owner 2:	-
Street 1:	18 BIRCHWOOD LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	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 3285 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

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2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	851,900	9,700		861,600
Total Card	0.000	851,900	9,700		861,600
Total Parcel	0.000	851,900	9,700		861,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:	262.28	/Parcel:	262.28

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	759,900	9100	.		769,000		Year End Roll	12/2/2024
2024	102	FV	652,800	9100	.		661,900		Year end	11/9/2023
2023	102	FV	625,600	9100	.		634,700	634,700	Year end	11/3/2022
2022	102	FV	577,600	9200	.		586,800	586,800	Year End Roll	10/19/2021
2021	102	FV	569,900	9200	.		579,100	579,100	Year End Roll	10/15/2020
2020	102	FV	585,600	9200	.		594,800	594,800	Year End Roll	9/26/2019
2019	102	FV	566,500	9200	.		575,700	575,700	Create Final va	6/4/2019
2018	102	FV	566,500	9200	.		575,700	575,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KING III,CHARLE	69797-579		8/11/2017		637,000	No	No		
LANDIS MIMI TR,	45518-464		6/30/2005		705,000	No	No		
FRASER JOANNE,	37350-491		12/12/2002		569,000	No	No		
CLARK SANDRA B	23269-509		6/4/1993		310,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/1/2021	R-21-0032	FINISH B	8,000	O	6/28/2021			Finish basement -
8/6/2008	4016	WDK	10,000	C	7/19/2010			remove & replace d
6/26/2004	2966	RENOVATI	59,500	C	4/30/2005			2 bathrooms

ACTIVITY INFORMATION

Date	Result	By	Name
12/14/2021	INSPECTED	5	TB
4/11/2012	MEAS/EXT INS	25	D ERSKINE
7/19/2010	PERMIT VISIT	25	D ERSKINE
4/30/2005	MEAS+INSPECTD	615	
3/13/2004	M&L COMPLETE	615	
5/27/1997	MEAS/EXT INS	600	
5/2/1996	MEAS+INSPECTD	606	
7/12/1995	MEAS/EXT INS	600	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	98 115 18
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 18:59:36  
LAST REV  
Date Time  
06/10/24 13:11:09  
apro  
2594

Parcel ID 175 6 0 7 18

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