



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
19		BIRCHWOOD LN, LINCOLN
<b>OWNERSHIP</b>		
Owner 1:	WURM KATHERINE C	
Owner 2:		
Owner 3:		
Street 1:	19 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	728,400	9,300		737,700
<b>Total Card</b> 0.000 728,400 9,300 737,700					
<b>Total Parcel</b> 0.000 728,400 9,300 737,700					
Source: Market Adj Cost		Total Value per SQ unit /Card: 279.54		/Parcel: 279.54	

**Legal Description**

**User Acct**  
0

**GIS Ref**

**GIS Ref**

**Entered Lot Size**

**Total Land:**

**Land Unit Type:**

**Insp Date**  
12/14/21

**!2595!**

**PREVIOUS OWNER**

Owner 1:	QUINN TR - KATHARINE T	
Owner 2:	-	
Street 1:	19 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	649,800	8700	.		658,500		Year End Roll	12/2/2024
2024	102	FV	588,200	8700	.		596,900		Year end	11/9/2023
2023	102	FV	563,700	8700	.		572,400	572,400	Year end	11/3/2022
2022	102	FV	528,300	8900	.		537,200	537,200	Year End Roll	10/19/2021
2021	102	FV	521,300	8900	.		530,200	530,200	Year End Roll	10/15/2020
2020	102	FV	535,600	8900	.		544,500	544,500	Year End Roll	9/26/2019
2019	102	FV	512,400	8900	.		521,300	521,300	Create Final va	6/4/2019
2018	102	FV	512,400	8900	.		521,300	521,300	Year End Roll	9/28/2017

**Parcel ID** 175 6 0 5 19

**PRINT**  
**Date** 09/26/25  
**Time** 18:59:44

**LAST REV**  
**Date** 07/22/25  
**Time** 11:13:12

**USER DEFINED**

Prior Id # 1:	98 115 19
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-GRDN Building built about 1979, having primarily CLAPBOARD Exterior and 2639 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
QUINN TR,KATHAR	65469-188		6/2/2015		500,000	No	No		
QUINN KATHARINE	58685-331		3/15/2012	FAMILY		1	No	No	
TICKNOR, H. MAL	24197-145		1/24/1994		259,000	No	No		
HICHEY MARY ELL	15631-430		6/16/1984		182,500	No	No		

**PAT ACCT.**

Date	Result	By	Name
12/14/2021	INSPECTED	5	TB
4/11/2012	MEAS/EXT INS	25	D ERSKINE
5/18/2006	MEAS+INSPCTD	100	
3/20/2004	M&L COMPLETE	615	
5/27/1997	MEAS+INSPCTD	600	
5/2/1996	MEAS/EXT INS	606	
5/1/1987	INSPECTED	601	

**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

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/2/2025	R-25-219	MANUAL	32,100	O				
10/17/2017	6891	WDK	7,700	C	2/27/2018			Repair deck with n

**ACTIVITY INFORMATION**

Date	Result	By	Name
12/14/2021	INSPECTED	5	TB
4/11/2012	MEAS/EXT INS	25	D ERSKINE
5/18/2006	MEAS+INSPCTD	100	
3/20/2004	M&L COMPLETE	615	
5/27/1997	MEAS+INSPCTD	600	
5/2/1996	MEAS/EXT INS	606	
5/1/1987	INSPECTED	601	

**Sign:** VERIFICATION OF VISIT NOT DATA

**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:	LINCRRDGE	Total:		SpI Credit:		Total:	
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