



PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		BIRCHWOOD LN, LINCOLN
Unit #:		
Owner 1: MILLS SUSAN H		
Owner 2:		
Owner 3:		
Street 1: 24 BIRCHWOOD LANE		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	733,000	9,700		742,700
Total Card 0.000 733,000 9,700 742,700					
Total Parcel 0.000 733,000 9,700 742,700					
Source: Market Adj Cost		Total Value per SQ unit /Card: 342.26		/Parcel: 342.26	

Legal Description

User Acct

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date
12/14/21

!2599!

PRINT

Date	Time
09/26/25	19:00:21

LAST REV

Date	Time
02/09/22	15:40:14

blakeley
2599

PREVIOUS OWNER

Owner 1:	HUBBARD ELIOT -
Owner 2:	-
Street 1:	24 BIRCHWOOD LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773-4927

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	654,400	9100	.		663,500		Year End Roll	12/2/2024
2024	102	FV	592,500	9100	.		601,600		Year end	11/9/2023
2023	102	FV	567,800	9100	.		576,900	576,900	Year end	11/3/2022
2022	102	FV	536,600	9200	.		545,800	545,800	Year End Roll	10/19/2021
2021	102	FV	529,500	9200	.		538,700	538,700	Year End Roll	10/15/2020
2020	102	FV	536,000	9200	.		545,200	545,200	Year End Roll	9/26/2019
2019	102	FV	512,800	9200	.		522,000	522,000	Create Final va	6/4/2019
2018	102	FV	512,800	9200	.		522,000	522,000	Year End Roll	9/28/2017

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 2170 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUBBARD ELIOT,	51085-364		4/25/2008		550,000	No	No		
COPELAND CHARLE	23130-165		4/29/1993		322,000	No	No		

PAT ACCT.

Date	Result	By	Name
12/14/2021	INSPECTED	5	TB
6/8/2020	QUESTIONNAIR	624	W Coelho
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/27/2004	M&L COMPLETE	615	
5/27/1997	MEAS+INSPCTD	600	
5/2/1996	MEAS/EXT INS	606	
7/12/1995	INSPECTED	600	
5/1/1987	INSPECTED	601	

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
9/27/2021	R-21-0224	WDK	20,000	O	10/19/2021			Remove deck & cons
5/9/2019	R-19-0048	KITCHEN	40,000	C	7/2/2019			Kitchen renovation
6/22/2016	6483	WINDOWS	9,046	C				Replace 3 windows
11/3/2015	6273	WINDOWS	14,461	C				Replace 2 windows
9/29/1995	820-95	MANUAL	3,500	C	5/27/1997			R-DECK
2/1/1994	426	MANUAL	3,000	C	8/17/1995			FIREPL
1/20/1994	418	MANUAL	7,500	C	8/17/1995			SKYLITES

ACTIVITY INFORMATION

Date	Result	By	Name
12/14/2021	INSPECTED	5	TB
6/8/2020	QUESTIONNAIR	624	W Coelho
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/27/2004	M&L COMPLETE	615	
5/27/1997	MEAS+INSPCTD	600	
5/2/1996	MEAS/EXT INS	606	
7/12/1995	INSPECTED	600	
5/1/1987	INSPECTED	601	

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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