

175

6

0

2

9

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

780,300 /

USE VALUE:

780,300 /

780,300

ASSESSed:

780,300 /

780,300

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CRABTREE JOHN R
Owner 2:	CRABTREE CATHERINE B
Owner 3:	
Street 1:	9 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4907 Type:

PREVIOUS OWNER

Owner 1:	STODDARD - ROGER E
Owner 2:	STODDARD - HELEN H
Street 1:	9 BIRCHWOOD LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4907

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 2634 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	771,000	9,300		780,300
Total Card	0.000	771,000	9,300		780,300
Total Parcel	0.000	771,000	9,300		780,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:	296.30	/Parcel:	296.30

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	687,100	8700	.		695,800		Year End Roll	12/2/2024
2024	102	FV	621,700	8700	.		630,400		Year end	11/9/2023
2023	102	FV	595,800	8700	.		604,500	604,500	Year end	11/3/2022
2022	102	FV	560,400	8900	.		569,300	569,300	Year End Roll	10/19/2021
2021	102	FV	552,900	8900	.		561,800	561,800	Year End Roll	10/15/2020
2020	102	FV	568,100	8900	.		577,000	577,000	Year End Roll	9/26/2019
2019	102	FV	549,400	8900	.		558,300	558,300	Create Final va	6/4/2019
2018	102	FV	549,400	8900	.		558,300	558,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STODDARD,ROGER	71350-44		7/20/2018		630,000	No	No		
KAUFMAN MIRIAM	18207-294		6/9/1987		380,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/4/2024	R-24-0187	WINDOWS	33,000	C				Replace 9 windows
8/2/2011	4808	WDK	1,000	C				rebuild existing d

ACTIVITY INFORMATION

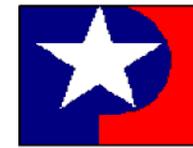
Date	Result	By	Name
12/14/2021	INSPECTED	5	TB
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/13/2004	M&L COMPLETE	615	
5/30/1997	MEAS+INSPCTD	600	
5/2/1996	MEAS+INSPCTD	606	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total:	SpI Credit	Total:
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2026



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	98 115 9
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:	

!2603!

PRINT Date Time 09/26/25 19:00:58

LAST REV Date Time 05/09/25 15:08:57

blakeley 2603

ASR Map: Fact Dist: Reval Dist: Year: LandReason: BldReason: CivilDistrict: Ratio:

