

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	UNITED STATES OF AMERICA
Owner 2:	GREAT MEADOWS NWR
Owner 3:	
Street 1:	73 WEIR HILL RD
Street 2:	
Twn/City:	SUDBURY
St/Prov:	MA Cntry Own Occ: Y
Postal:	01776 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 1.997 ACRES of land mainly classified as US GOVT

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-3	Open Sp Re	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

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
900	US GOVT		80000		SQUARE FE	UNDEV	0.2	0	9.98	0.20	R3									159,680						159,700	Access
900	US GOVT		0.16		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									5,600						5,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
900	1.997			165,300	165,300
Total Card	1.997			165,300	165,300
Total Parcel	1.997			165,300	165,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		N/A	/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	900	FV		0	1.997	160,600	160,600		Year End Roll	12/2/2024
2024	900	FV		0	1.997	156,800	156,800		Year end	11/9/2023
2023	900	FV		0	1.997	144,800	144,800	144,800	Year end	11/3/2022
2022	900	FV		0	1.997	131,400	131,400	131,400	Year End Roll	10/19/2021
2021	900	FV		0	1.997	116,800	116,800	116,800	Year End Roll	10/15/2020
2020	900	FV		0	1.997	116,800	116,800	116,800	Year End Roll	9/26/2019
2019	900	FV		0	1.997	113,300	113,300	113,300	Create Final va	6/4/2019
2018	900	FV		0	1.997	113,300	113,300	113,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11141-312		6/17/1966			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	99 2 0
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	19:03:08

LAST REV

Date	Time
06/26/25	15:48:21

meadorse 2617

