

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRaised: 1,382,700 / 1,382,700  
 USE VALUE: 1,382,700 / 1,382,700  
 ASSESSED: 1,382,700 / 1,382,700



**Patriot**  
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WINCHELL TR CLARK D
Owner 2:	BRUSTOWICZ TR KATHERINE A
Owner 3:	K BRUSTOWICZ /C WINCHELL TRSTS
Street 1:	80 BIRCHWOOD LANE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	WINCHELL - CLARK D
Owner 2:	BRUSTOWICZ - KATHERINE A
Street 1:	80 BIRCHWOOD LANE
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 3.3 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1960, having primarily WOOD Exterior and 2480 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-3	Open Sp Re	100	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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		1.463		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									51,205						51,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.300	275,500	13,600	1,093,600	1,382,700
Total Card 3.300 275,500 13,600 1,093,600 1,382,700					
Total Parcel 3.300 275,500 13,600 1,093,600 1,382,700					
Source: Market Adj Cost		Total Value per SQ unit /Card: 557.59		/Parcel: 557.59	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	240,900	12700	3.3	1,063,200	1,316,800		Year End Roll	12/2/2024
2024	101	FV	236,000	12700	3.3	1,035,900	1,284,600		Year end	11/9/2023
2023	101	FV	234,400	12700	3.3	883,900	1,131,000	1,131,000	Year end	11/3/2022
2022	101	FV	191,700	12700	3.3	811,900	1,016,300	1,016,300	Year End Roll	10/19/2021
2021	101	FV	173,300	12700	3.3	843,900	1,029,900	1,029,900	Year End Roll	10/15/2020
2020	101	FV	161,000	12700	3.3	843,900	1,017,600	1,017,600	Year End Roll	9/26/2019
2019	101	FV	164,100	12700	3.3	840,700	1,017,500	1,017,500	Create Final va	6/4/2019
2018	101	FV	164,100	12700	3.3	840,700	1,017,500	1,017,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WINCHELL,CLARK	81843-413		8/1/2023	CONVENIENC		1	No	No	
WINCHELL,GUILBE	74790-537		6/1/2020	FAMILY	1,000,000		No	No	
	8209-193		2/19/1954				No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/22/2024	R-24-0227	SOLAR PA	42,500	C				Roof mounted solar
7/26/2022	R-22-0172	WINDOWS	146,000	C				Replace 30 windows
9/10/2021	R-21-0211	ROOF	71,950	C				Strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2021	INSPECTED	5	TB
5/1/2017	MEAS/EXT INS	4	JG
6/23/2008	MEAS/EXT INS	25	D ERSKINE
9/22/2001	M&L EXTERIOR	615	
5/21/1996	MEAS+INSPCTD	606	
4/20/1996	MEAS/EXT INS	606	
7/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

