

PROPERTY LOCATION

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

OWNERSHIP

OWNERSHIP				Unit #:	
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 2.4 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 FEET	UNDEV	0.2	0	9.98	0.20	R3									159,680						159,700	Access
900	US GOVT		0.563		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									3,941						3,900	Access

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
900	2.400			163,600	163,600		0
							GIS Ref
							GIS Ref
Total Card	2.400			163,600	163,600	Entered Lot Size	
Total Parcel	2.400			163,600	163,600	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel: N/A	Land Unit Type:	Insp Date

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	2.4	158,900	158,900		Year End Roll	12/2/2024	PRINT Date Time	
2024	900	FV		0	2.4	155,400	155,400		Year end	11/9/2023		
2023	900	FV		0	2.4	143,400	143,400	143,400	Year end	11/3/2022	09/26/25	19:03:24
2022	900	FV		0	2.4	130,000	130,000	130,000	Year End Roll	10/19/2021	LAST REV Date Time	
2021	900	FV		0	2.4	115,400	115,400	115,400	Year End Roll	10/15/2020		
2020	900	FV		0	2.4	115,400	115,400	115,400	Year End Roll	9/26/2019	06/26/25	15:48:57
2019	900	FV		0	2.4	111,900	111,900	111,900	Create Final va	6/4/2019		
2018	900	FV		0	2.4	111,900	111,900	111,900	Year End Roll	9/28/2017	meadorse	

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]

Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	99 4 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	19:03:24

LAST REV

Date	Time
06/26/25	15:48:57

meadorse

2619

