

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRAISED:

Total Card / Total Parcel

840,700 / 840,700

USE VALUE:

840,700 / 840,700

ASSESSED:

840,700 / 840,700

PROPERTY LOCATION

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
998	3.045			840,700	840,700

Legal Description
MASTER CONDO RECORD PHASE III

User Acct

OWNERSHIP

Owner 1:	LINCOLN RIDGE CONDO
Owner 2:	
Owner 3:	
Street 1:	1 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ:
Postal:	01773 Type:

Total Card	3.045	840,700	840,700
Total Parcel	3.045	840,700	840,700

Entered Lot Size

GIS Ref

GIS Ref

Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	998	FV		0	3.045	817,500	817,500		Year End Roll	12/2/2024
2024	998	FV		0	3.045	796,300	796,300		Year end	11/9/2023
2023	998	FV		0	3.045	736,300	736,300	736,300	Year end	11/3/2022
2022	998	FV		0	3.045	669,100	669,100	669,100	Year End Roll	10/19/2021
2021	998	FV		0	3.045	596,300	596,300	596,300	Year End Roll	10/15/2020
2020	998	FV		0	3.045	596,300	596,300	596,300	Year End Roll	9/26/2019
2019	998	FV		0	3.045	578,700	578,700	578,700	Create Final va	6/4/2019
2018	998	FV		0	3.045	578,700	578,700	578,700	Year End Roll	9/28/2017

Parcel ID 158 1 0

!2841!

PREVIOUS OWNER

Owner 1:	LINCOLN RIDGE CONDO -
Owner 2:	-
Street 1:	
Twn/City:	
St/Prov:	MA Cntry
Postal:	01773

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LINCOLN RIDGE C	13849-560		12/3/1979			No	No		

TAX DISTRICT

PAT ACCT.

NARRATIVE DESCRIPTION

This Parcel contains 3.045 ACRES of land mainly classified as CONDO CONDO

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:		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/17/2024	R-24-2024	ROOF	898,400	O				

ACTIVITY INFORMATION

Date	Result	By	Name

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
998	CONDO		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	
998	CONDO		1.20845		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									42,296						42,300	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	3.04500	Total SF/SM:	132640	Parcel LUC:	998 CONDO	Prime NB Desc	RES CAT 3	Total:	840,696	SpI Credit		Total:	840,700
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USER DEFINED

Prior Id # 1:	98 1 13
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:	

