

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRAISED:

Total Card / Total Parcel

894,300 / 894,300

USE VALUE:

894,300 / 894,300

ASSESSED:

894,300 / 894,300

PROPERTY LOCATION

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

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:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 4.577 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:		

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			2.74045		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									95,916						95,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
998	4.577			894,300	894,300
Total Card	4.577			894,300	894,300
Total Parcel	4.577			894,300	894,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		N/A	/Parcel: N/A

Legal Description	User Acct
MASTER CONDO RECORD PHASE IV	
Entered Lot Size	
Total Land:	
Land Unit Type:	

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	4.577	871,100	871,100		Year End Roll	12/2/2024
2024	998	FV		0	4.577	842,200	842,200		Year end	11/9/2023
2023	998	FV		0	4.577	782,200	782,200	782,200	Year end	11/3/2022
2022	998	FV		0	4.577	715,000	715,000	715,000	Year End Roll	10/19/2021
2021	998	FV		0	4.577	642,200	642,200	642,200	Year End Roll	10/15/2020
2020	998	FV		0	4.577	642,200	642,200	642,200	Year End Roll	9/26/2019
2019	998	FV		0	4.577	624,600	624,600	624,600	Create Final va	6/4/2019
2018	998	FV		0	4.577	624,600	624,600	624,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LINCOLN RIDGE C	13887-001		1/24/1980			No	No		

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/18/2010	4458	WDK	6,600	C				replace and rebuild

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	98 1 14
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	19:29:04

LAST REV

Date	Time
06/25/25	13:50:31

meadorse
2842

