

175

Map

6

Lot

0

Sublot

Building

Unit

1 of 1

CARD

Town Of Lincoln

APPRaised: 1,001,300 /

USE VALUE: 1,001,300 /

ASSESSed: 1,001,300 /

Total Card /

Total Parcel

1,001,300

1,001,300

1,001,300

PROPERTY LOCATION

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

OWNERSHIP

Unit #:					
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 7.633 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			5.796		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									202,860					202,900		
998 CONDO																											

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
998	7.633			1,001,300	1,001,300
Total Card	7.633			1,001,300	1,001,300
Total Parcel	7.633			1,001,300	1,001,300
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	998	FV		0	7.633	978,100	978,100		Year End Roll	12/2/2024
2024	998	FV		0	7.633	933,900	933,900		Year end	11/9/2023
2023	998	FV		0	7.633	873,900	873,900	873,900	Year end	11/3/2022
2022	998	FV		0	7.633	806,700	806,700	806,700	Year End Roll	10/19/2021
2021	998	FV		0	7.633	733,900	733,900	733,900	Year End Roll	10/15/2020
2020	998	FV		0	7.633	733,900	733,900	733,900	Year End Roll	9/26/2019
2019	998	FV		0	7.633	716,300	716,300	716,300	Create Final va	6/4/2019
2018	998	FV		0	7.633	716,300	716,300	716,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LINCOLN RIDGE C	13706-083		6/4/1979			No	No		

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LINCOLN RIDGE C	13706-083		6/4/1979			No	No		

PAT ACCT.

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

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

/ /

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026

More: N	Total Yard Items:	Total Special Features:	Total:
---------	-------------------	-------------------------	--------