



PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		BIRCHWOOD LN, LINCOLN
Unit #:		
Owner 1: BROCKELMAN TR WEBSTER BJR		
Owner 2: BROCKELMAN TR JENNIE L		
Owner 3: W BROCKELMAN / J BROCKELMAN TR		
Street 1: 15 BIRCHWOOD LN		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-4907	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	692,200		0.000		692,200		0
							GIS Ref
							GIS Ref
							Insp Date
							12/14/21
Total Card		692,200	0.000		692,200	Entered Lot Size	
Total Parcel		692,200	0.000		692,200	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: 246.26		/Parcel: 246.26	Land Unit Type:		

OWNERSHIP

Owner 1: BROCKELMAN - WEBSTER BJR
Owner 2: BROCKELMAN - JENNIE L
Street 1: 15 BIRCHWOOD LN
Twn/City: LINCOLN
St/Prov: MA
Postal: 01773-4907

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	653,000	0			653,000	653,000	Year End Roll	10/19/2021
2021	102	FV	644,300	0			644,300	644,300	Year End Roll	10/15/2020
2020	102	FV	662,000	0			662,000	662,000	Year End Roll	9/26/2019
2019	102	FV	640,600	0			640,600	640,600	Create Final value 2019	6/4/2019
2018	102	FV	640,600	0			640,600	640,600	Year End Roll	9/28/2017
2017	102	FV	634,800	0			634,800	634,800	Year End Roll	9/29/2016
2016	102	FV	634,800	0			634,800	634,800	Year End Roll	1/14/2016
2015	102	FV	606,000	0			606,000	606,000	Year End	10/2/2014

PREVIOUS OWNER

Owner 1: BROCKELMAN - WEBSTER BJR
Owner 2: BROCKELMAN - JENNIE L
Street 1: 15 BIRCHWOOD LN
Twn/City: LINCOLN
St/Prov: MA
Postal: 01773-4907

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BROCKELMAN,WEBS	77271-245		3/19/2021	CONVENIENC		1	No	No		
SCHNEIDER, ROBT	25153-456		1/31/1995		428,500	No	No			
HEALEY HARRY JR	21376-481		8/26/1991		340,000	No	No			

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/13/2008	3941	MANUAL	4,500	C	5/21/2008			bump out for bookc

ACTIVITY INFORMATION

Date	Result	By	Name
12/14/2021	INSPECTED	5	TB
4/11/2012	MEAS/EXT INS	25	D ERSKINE
5/21/2008	CERT OF OCC	10	MARK R
3/13/2004	M&L COMPLETE	615	
5/27/1997	MEAS+INSPCTD	600	
5/2/1996	MEAS+INSPCTD	606	
7/12/1995	MEAS/EXT INS	600	
1/15/1993	INSPECTED	601	

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
102	CONDO		0		SQUARE FE	PRIME SITE		0	0.	0.000	LR	1.00															

Total AC/HA: 0.00000	Total SF/SM: 0.00	Parcel LUC: 102	CONDO	Prime NB Desc	LINCRDGE	Total:	SpI Credit	Total:
----------------------	-------------------	-----------------	-------	---------------	----------	--------	------------	--------

