



PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		BIRCHWOOD LN, LINCOLN
Unit #:		
Owner 1: MCALEER TR HAROLD T		
Owner 2: MCALEER TR SHIRLEY M		
Owner 3: HTM/SMM REALTY TRUST		
Street 1: 82 BIRCHWOOD LN		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-4908	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	539,600		1.860	992,700	1,532,300	3446
Total Card 539,600 1.860 992,700 1,532,300						
Total Parcel 539,600 1.860 992,700 1,532,300						
Source: Market Adj Cost		Total Value per SQ unit /Card: 744.56		/Parcel: 744.56		Entered Lot Size
Land Unit Type:						

User Acct
0
GIS Ref
GIS Ref
Insp Date
12/22/21

PREVIOUS OWNER

Owner 1: MCALEER - HAROLD T
Owner 2: MCALEER - SHIRLEY M
Street 1: 82 BIRCHWOOD LN
Twn/City: LINCOLN
St/Prov: MA Cntry: Own Occ: Y
Postal: 01773-4908 Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	468,000	0	1.86	840,700	1,308,700	1,308,700	Year end	11/3/2022
2022	101	FV	407,800	0	1.86	768,700	1,176,500	1,176,500	Year End Roll	10/19/2021
2021	101	FV	364,300	0	1.86	800,700	1,165,000	1,165,000	Year End Roll	10/15/2020
2020	101	FV	358,400	0	1.86	800,700	1,159,100	1,159,100	Year End Roll	9/26/2019
2019	101	FV	347,800	0	1.86	797,500	1,145,300	1,145,300	Create Final value 2019	6/4/2019
2018	101	FV	347,800	0	1.86	797,500	1,145,300	1,145,300	Year End Roll	9/28/2017
2017	101	FV	355,300	0	1.86	797,500	1,152,800	1,152,800	Year End Roll	9/29/2016
2016	101	FV	347,200	0	1.86	745,500	1,092,700	1,092,700	Year End Roll	1/14/2016

PRINT

Date	Time
09/13/23	23:34:43

LAST REV

Date	Time
01/07/22	14:44:49

apro 2478

USER DEFINED

Prior Id # 1: 98 1 8
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:

NARRATIVE DESCRIPTION

This Parcel contains 1.86 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1983, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MCALEER,HAROLD	61605-315		4/16/2013	FAMILY		1 No	No			
MCALEER TR,HARO	61605-291		4/16/2013	FAMILY		1 No	No			
McALeer,Harold	59732-583		8/10/2012	FAMILY		1 No	No			
McALeer Tr,Haro	59732-557		8/10/2012	FAMILY		1 No	No			
MCALEER HAROLD	56505-368		2/23/2011	FAMILY		1 No	No			
MCALEER HAROLD	32165-551		12/20/2000	CONVENIENC		1 No	No			
MCALEER HAROLD	29536-598		10/27/1998	CONVENIENC		1 No	No			
WINCHELL GUILBE	14758-230		10/15/1982		110,000	No	No			

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
10/28/2014	5950	WINDOWS	26,860	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/22/2021	INSPECTED	5	TB
5/1/2017	MEAS+INSPCTD	4	JG
6/19/2008	MEAS+INSPCTD	25	D ERSKINE
9/22/2001	M&L COMPLETE	615	
12/17/1997	ABATE-INSPEC	600	
5/15/1996	MEAS+INSPCTD	606	
4/20/1996	MEAS/EXT INS	606	
6/1/1991	INSPECTED	601	

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	12.4	1.000	R5									992,000						992,000	
101	ONE FAM		0.023		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									690						700	

Total AC/HA: 1.85955	Total SF/SM: 81002.00	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 5	Total: 992,690	Spl Credit	Total: 992,700
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