



PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		TWIN POND LN, LINCOLN

OWNERSHIP

Owner 1:	BIRCHBY JEFFREY
Owner 2:	
Owner 3:	
Street 1:	4 TWIN POND LANE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	SALON-BIRCHBY - JENA
Owner 2:	BIRCHBY - JEFFREY C
Street 1:	4 TWIN POND LANE
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 9.567 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1972, having primarily WOOD Exterior and 5154 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 3 HalfBaths, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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 Infl	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	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		6.13		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									214,550						214,600	
101	ONE FAM		1.6		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									11,200						11,200	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9.567	2,133,400	18,500	1,268,200	3,420,100
Total Card		9.567	2,133,400	18,500	3,420,100
Total Parcel		9.567	2,133,400	18,500	3,420,100
Source: Market Adj Cost		Total Value per SQ unit /Card: 663.63		/Parcel: 663.63	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,850,500	17200	9.567	1,237,800	3,105,500		Year End Roll	12/2/2024
2024	101	FV	1,757,500	17200	9.567	1,185,500	2,960,200		Year end	11/9/2023
2023	101	FV	1,528,000	17200	9.567	1,033,500	2,578,700	2,578,700	Year end	11/3/2022
2022	101	FV	1,299,500	19000	9.567	961,500	2,280,000	2,280,000	Year End Roll	10/19/2021
2021	101	FV	1,204,900	19000	10.231	927,500	2,151,400	2,151,400	Year End Roll	10/15/2020
2020	101	FV	1,309,300	19000	10.231	927,500	2,255,800	2,255,800	Year End Roll	9/26/2019
2019	101	FV	1,372,300	19000	10.231	924,300	2,315,600	2,315,600	Create Final va	6/4/2019
2018	101	FV	1,372,300	19000	10.231	924,300	2,315,600	2,315,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SALON-BIRCHBY,J	78051-61		6/18/2021	CONVENIENC		1	No	No	
ABRAMS GEORGE S	57115-360		7/8/2011	MULTI-PARCEL	2,100,000	No	No		
ROGER DANE	19302-336		8/30/1988		1,750,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/29/2023	R-23-0213	ROOF	20,342	C				Install new rubber
5/1/2012	5026	RENOVATI	950	C				install kit exhaus
2/21/2012	4983	RENOVATI	54,800	C	7/19/2012			Kitchen remodel
9/19/2011	4856	ROOF		C				strip flat roofs &
12/6/1996	1102-96	MANUAL		C	6/23/1997			RE-ROOF
11/19/1996	1092-96	MANUAL	40,000	C	3/31/1999			REMOD BATH

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2025	MEAS/EXT INS	6	JN
5/31/2012	MEAS+INSPCTD	25	D ERSKINE
6/12/2007	MEAS/EXT INS	616	D MANZELLO
3/31/1999	MEAS+INSPCTD	602	
3/7/1998	MEAS+INSPCTD	602	
6/23/1997	MEAS/EXT INS	602	
12/5/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

