

158

1

0

2

25

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

USE VALUE:

851,100 /

851,100

ASSESSed:

851,100 /

851,100

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ZWEIDLER-MCKAY TR PATRICK
Owner 2:	ZWEIDLER-MCKAY TR ALIDA
Owner 3:	P ZWEIDLER-MCKAY/A ZWEIDLER TR
Street 1:	25 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4907 Type:

PREVIOUS OWNER

Owner 1:	ZWEIDLER-MCKAY - PATRICK
Owner 2:	ZWEIDLER-MCKAY - ALIDA
Street 1:	25 BIRCHWOOD LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4907

NARRATIVE DESCRIPTION

This parcel contains . ACRES of land mainly classified as CONDO with a CONDO-TNHS Building built about 1979, having primarily CLAPBOARD Exterior and 2442 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z		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
102	CONDO		0		SQUARE FE	PRIME SITE		0	0.	0.00	LR	1.00															

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	CONDO	Prime NB Desc	LINCRDGE	Total:		SpI Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	841,800	9,300		851,100
Total Card	0.000	841,800	9,300		851,100
Total Parcel	0.000	841,800	9,300		851,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	348.53	/Parcel:	348.53

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	750,400	8700	.		759,100		Year End Roll	12/2/2024
2024	102	FV	679,100	8700	.		687,800		Year end	11/9/2023
2023	102	FV	650,800	8700	.		659,500	659,500	Year end	11/3/2022
2022	102	FV	612,400	8900	.		621,300	621,300	Year End Roll	10/19/2021
2021	102	FV	604,200	8900	.		613,100	613,100	Year End Roll	10/15/2020
2020	102	FV	620,900	8900	.		629,800	629,800	Year End Roll	9/26/2019
2019	102	FV	600,400	8900	.		609,300	609,300	Create Final va	6/4/2019
2018	102	FV	600,400	8900	.		609,300	609,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZWEIDLER-MCKAY,	79206-451		11/23/2021	CONVENIENC	99	No	No		
MORSE TR,MERNA	72540-363		5/1/2019		625,000	No	No		
MORSE MERNA E,	31935-318		10/5/2000	CONVENIENC	1	No	No		
MORSE, GERALD B	25278-558		4/11/1995	CONVENIENC		No	No		
ROSS FINNEY	20692-104		8/1/1990		315,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/18/2023	R-23-0118	WINDOWS	10,242	C				Install 2 picture
11/20/2015	6291	WDK	13,000	C	12/2/2015			Reconstruct deck a

ACTIVITY INFORMATION

Date	Result	By	Name
12/15/2021	INSPECTED	5	TB
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/27/2004	M&L COMPLETE	615	
5/18/1999	MEAS+INSPCTD	605	BOA
5/27/1997	MEAS/EXT INS	600	
5/2/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

Legal Description	User Acct
1938	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

USER DEFINED

Prior Id # 1:	98 113 25
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:	

Parcel ID	158 1 0 2 25
PRINT	
Date	09/26/25
Time	18:54:26
LAST REV	
Date	07/17/23
Time	13:09:41
blakeley	
2560	

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZWEIDLER-MCKAY,	79206-451		11/23/2021	CONVENIENC	99	No	No		
MORSE TR,MERNA	72540-363		5/1/2019		625,000	No	No		
MORSE MERNA E,	31935-318		10/5/2000	CONVENIENC	1	No	No		
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