

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ZWEIDLER-MCKAY PATRICK
Owner 2:	ZWEIDLER-MCKAY ALIDA
Owner 3:	
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:	MORSE TR - MERNA E
Owner 2:	-
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(n) CONDO-TNHS Building Built about 1979, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 3 Bdrms.

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

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															

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	620,900	8,900	0.000		629,800	1938	0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 257.90						/Parcel: 257.90	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	102	FV	600,400	8900	.		609,300	609,300	Create Final value 2019	6/4/2019
2018	102	FV	600,400	8900	.		609,300	609,300	Year End Roll	9/28/2017
2017	102	FV	595,000	8900	.		603,900	603,900	Year End Roll	9/29/2016
2016	102	FV	595,000	8900	.		603,900	603,900	Year End Roll	1/14/2016
2015	102	FV	568,000	8900	.		576,900	576,900	Year End	10/2/2014
2014	102	FV	524,700	8900	.		533,600	533,600	Year End Roll	1/23/2014
2013	102	FV	494,400	8900	.		503,300	503,300	Year End Roll	10/25/2012
2012	102	FV	496,500	8900	.		505,400	505,400	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MORSE TR, MERNA	72540-363		5/1/2019		625000	No	No			
MORSE MERNA E,	31935-318		10/5/2000	CONVENIENC		1	No	No		
MORSE, GERALD B	25278-558		4/11/1995	CONVENIENC		0	No	No		
ROSS FINNEY	20692-104		8/1/1990		315000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/20/2015	6291	WDK	13,000	C	12/2/2015			Reconstruct deck a

ACTIVITY INFORMATION

Date	Result	By	Name
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

