



**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
102	612,400	8,900	0.000		621,300	1938
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 254.42						/Parcel: 254.42

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
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 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

**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		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	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

**EXTERIOR INFORMATION**

Type:	8 - CONDO-TNHS
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	A - AVERAGE

**GENERAL INFORMATION**

Grade:	B- - GOOD (-)		
Year Blt:	1979	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

**BATH FEATURES**

Full Bath:	3	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

**OTHER FEATURES**

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

**CONDO INFORMATION**

Location:	E - END UNIT
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	7.321100235
Name:	

**COMMENTS**

C UNIT .

**RESIDENTIAL GRID**

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM	5	BR	3	Baths:	3	HB					

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	
Partition:	T - TYPICAL
Prim Floors:	4 - CARPET
Sec Floors:	3 - HARDWOOD 30%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	3 - ELECTRIC
Heat Type:	15 - HEAT PUMP
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal:	0 % Sprinkled 0

**DEPRECIATION**

Phys Cond:	GD - Good	7.7%
Functional:		
Economic:		
Special:		
Override:		
Total:		7.7%

**CALC SUMMARY**

Basic \$ / SQ:	165.00
Size Adj.:	0.96412778
Const Adj.:	1.00600004
Adj \$ / SQ:	160.036
Other Features:	43230
Grade Factor:	1.20
Neighborhood Inf:	1.15999997
LUC Factor:	1.00
Adj Total:	663497
Depreciation:	51089
Depreciated Total:	612408

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 574665.2173
Juris. Factor:		Before Depr:	222.77	
Special Features:	0	Val/Su Net:	168.89	
Final Total:	612400	Val/Su SzAd:	250.78	

**SKETCH**

UnSketched SubAreas:  
SFL: 749,  
FFL: 1693,  
BMT: 944,  
WDK: 240.

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,693	160.040	270,940
BMT	BASEMENT	944	40.010	37,768
SFL	2ND FLOOR	749	160.040	119,867
WDK	WOOD DECK	240	20.190	4,845
Net Sketched Area:		3,626	Total:	433,420
Size Ad	2442	Gross Area	3626	FinArea 2442

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA		0	A 0

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
04	CONDO-GAR	D	Y	1		A	AV	1979	10,000.00	T	11	102			8,900			8,900

**PARCEL ID**

158 1 0 2 25

More: N	Total Yard Items: 8,900	Total Special Features:	Total: 8,900
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**IMAGE**

*AssessPro* Patriot Properties, Inc

