



PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		BIRCHWOOD LN, LINCOLN
Unit #:		
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:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
102	650,800	8,700	0.000		659,500	1938
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 270.07						/Parcel: 270.07

User Acct
0
GIS Ref
GIS Ref
Insp Date
12/15/21

PREVIOUS OWNER

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

PREVIOUS ASSESSMENT

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

PRINT

Date	Time
10/18/22	22:54:18

LAST REV

Date	Time
01/07/22	13:59:13

apro
2560

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:	

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, 7 Rooms, and 3 Bdrms.

SALES INFORMATION

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

TAX DISTRICT

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
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	

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z				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
102	CONDO		0		SQUARE FE	PRIME SITE		0	0.	0.000	LR	1.00															

Sign: VERIFICATION OF VISIT NOT DATA

