

Town Of Lincoln



Patriot Properties Inc.

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
t						

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	604,200	8,900	0.000		613,100	1938
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 251.06						/Parcel: 251.06

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
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
2013	102	FV	494,400	8900	.		503,300	503,300	Year End Roll	10/25/2012

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

