

158

5

0

1

28

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

USE VALUE:

835,400 /

835,400

ASSESSED:

835,400 /

835,400

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		WINDINGWOOD LN, LINCOLN

OWNERSHIP

Owner 1:	RIZZO JOHN
Owner 2:	MACDONALD DONNA
Owner 3:	
Street 1:	28 WINDINGWOOD LN UNIT 28
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4912 Type:

PREVIOUS OWNER

Owner 1:	WHITMAN TR - ELIZABETH C
Owner 2:	-
Street 1:	28 WINDINGWOOD LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4912

NARRATIVE DESCRIPTION

This parcel contains . ACRES of land mainly classified as CONDO with a CONDO-GRDN Building built about 1979, having primarily CLAPBOARD Exterior and 2951 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 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	826,100	9,300		835,400
Total Card	0.000	826,100	9,300		835,400
Total Parcel	0.000	826,100	9,300		835,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:	283.07	/Parcel:	283.07

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	737,400	8700	.		746,100		Year End Roll	12/2/2024
2024	102	FV	667,600	8700	.		676,300		Year end	11/9/2023
2023	102	FV	639,800	8700	.		648,500	648,500	Year end	11/3/2022
2022	102	FV	600,300	8900	.		609,200	609,200	Year End Roll	10/19/2021
2021	102	FV	592,200	8900	.		601,100	601,100	Year End Roll	10/15/2020
2020	102	FV	608,500	8900	.		617,400	617,400	Year End Roll	9/26/2019
2019	102	FV	582,400	8900	.		591,300	591,300	Create Final va	6/4/2019
2018	102	FV	582,400	8900	.		591,300	591,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WHITMAN TR,ELIZ	78344-85		7/28/2021		725,650	No	No		
ROSENBERRY, DAL	25157-460		2/1/1995		355,000	No	No		
PARK CHARLES	20049-10		8/31/1989		355,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/18/2011	4647	WINDOWS	6,214	C				replace 2 windows
11/20/2009	4336	RENOVATI	12,255	C				replace 4 doors

ACTIVITY INFORMATION

Date	Result	By	Name
12/20/2021	INSPECTED	5	TB
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/20/2004	M&L COMPLETE	615	
5/27/1997	MEAS/EXT INS	600	
5/2/1996	MEAS/EXT INS	606	
7/12/1995	INSPECTED	600	
6/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	98 116 28
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:	

PRINT  
Date Time  
09/26/25 19:01:19  
LAST REV  
Date Time  
01/07/22 14:54:17  
apro  
2605

Parcel ID 158 5 0 1 28

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