

158

5

0

2

36

1 of 1

CONDOS

Town Of Lincoln

APPRAISED:

Total Card /

Total Parcel

863,500 /

863,500 /

863,500 /

USE VALUE:

ASSESSED:

863,500 /

863,500 /

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	RAVID TR SHLOMIT
Owner 2:	SHLOMIT RAVID 2025 TRUST
Owner 3:	
Street 1:	36 WINDINGWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4912 Type:

PREVIOUS OWNER

Owner 1:	RAVID - ODED
Owner 2:	RAVID - SHLOMIT
Street 1:	36 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-TNHS Building built about 1979, having primarily CLAPBOARD Exterior and 3197 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 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	854,200	9,300		863,500
Total Card	0.000	854,200	9,300		863,500
Total Parcel	0.000	854,200	9,300		863,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:	270.08	/Parcel:	270.08

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	761,600	8700	.		770,300		Year End Roll	12/2/2024
2024	102	FV	689,300	8700	.		698,000		Year end	11/9/2023
2023	102	FV	660,600	8700	.		669,300	669,300	Year end	11/3/2022
2022	102	FV	622,100	8900	.		631,000	631,000	Year End Roll	10/19/2021
2021	102	FV	613,700	8900	.		622,600	622,600	Year End Roll	10/15/2020
2020	102	FV	630,600	8900	.		639,500	639,500	Year End Roll	9/26/2019
2019	102	FV	610,000	8900	.		618,900	618,900	Create Final va	6/4/2019
2018	102	FV	610,000	8900	.		618,900	618,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RAVID,ODED	84217-566		6/12/2025	CONVENIENC	99	No	No		
PARSONS DAVID W	50305-332		11/2/2007		715,000	No	No		
	13805-205		10/4/1979		140,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/19/2023	MEC-23-001	MECHANIC	14,000	C				Replacing A/C syst
2/21/2023	R-23-0039	WDK	26,000	C				Replace existing p
11/5/2007	3811	FINISH B	27,000	C	6/10/2008			fin bmt;bth reno
10/1/1999	1818	W/S FLUE		C	5/19/2000			5/19/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
12/20/2021	INSPECTED	5	TB
4/11/2012	MEAS/EXT INS	25	D ERSKINE
6/10/2008	MEAS+INSPCTD	100	
3/20/2004	M&L COMPLETE	615	
5/19/2000	MEAS+INSPCTD	610	
5/27/1997	MEAS/EXT INS	600	
5/2/1996	MEAS/EXT INS	606	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total:		SpI Credit		Total:	
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Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	98 116 36
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 19:01:54  
LAST REV  
Date Time  
07/24/25 14:56:53  
blakeley  
2609

!2609!

Parcel ID 158 5 0 2 36

