



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TAYLOR TR RICHARD N
Owner 2:	TAYLOR TR ALIX W
Owner 3:	ALIX TAYLOR REVOCABLE TRUST
Street 1:	42 WINDINGWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4912 Type:

PREVIOUS OWNER

Owner 1:	TAYLOR - RICHARD N
Owner 2:	TAYLOR - ALIX W
Street 1:	42 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 3298 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															

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	878,400	9,300		887,700
Total Card	0.000	878,400	9,300		887,700
Total Parcel	0.000	878,400	9,300		887,700
Source:	Market Adj Cost	Total Value per SQ unit /Card: 269.13		/Parcel: 269.13	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	785,300	8700	.		794,000		Year End Roll	12/2/2024
2024	102	FV	711,300	8700	.		720,000		Year end	11/9/2023
2023	102	FV	681,700	8700	.		690,400	690,400	Year end	11/3/2022
2022	102	FV	641,100	8900	.		650,000	650,000	Year End Roll	10/19/2021
2021	102	FV	632,500	8900	.		641,400	641,400	Year End Roll	10/15/2020
2020	102	FV	649,900	8900	.		658,800	658,800	Year End Roll	9/26/2019
2019	102	FV	622,400	8900	.		631,300	631,300	Create Final va	6/4/2019
2018	102	FV	622,400	8900	.		631,300	631,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TAYLOR,RICHARD	74059-384		1/29/2020	FAMILY		1	No	No	
KATZ SAUL L TR,	34864-277		2/20/2002		548,000	No	No		
KATZ, SAUL + DO	25167-277		2/7/1995	CONVENIENC		No	No		
	13946-450		4/16/1980		158,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/19/2021	MEC-21-000	MANUAL	9,000	C				Replace heat pump
6/15/2018	7109	MANUAL	4,423	C				Insulate the attic
3/12/2010	4398	RENOVATI	8,200	C	6/23/2010			remove non bearing
7/3/2006	3470	RENOVATI	30,000	C	5/25/2007			remodel kitch & ba
8/31/2000	2069	FINISH B	45,000	C	6/8/2001			

ACTIVITY INFORMATION

Date	Result	By	Name
12/20/2021	INSPECTED	5	TB
4/11/2012	MEAS/EXT INS	25	D ERSKINE
6/26/2007	MEAS+INSPCTD	100	
3/20/2004	M&L COMPLETE	615	
6/8/2001	MEAS+INSPCTD	613	
5/30/1997	MEAS+INSPCTD	600	
12/12/1996	MEAS+INSPCTD	600	
5/2/1996	MEAS/EXT INS	606	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	CONDO	Prime NB Desc:	LINCRRDGE	Total:		SpI Credit:		Total:	
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