Map	Lot	Sublot	Building	Unit	CARD
158	5	0	5	46	1 of 1

CONDOS

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	854,900	/	854,900
USE VALUE:	854,900	/	854,900
ASSESSED:	854,900	/	854,900

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	MCMURRAY TR SUSANAH N
Owner 2:	
Owner 3:	XANADU REALTY TRUST
Street 1:	C/O CAMBRIDGE TRUST COMPANY
Street 2:	75 STATE STREET 18TH FLOOR
Twn/City:	BOSTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02109 Type:

PREVIOUS OWNER

Owner 1:	EMMONS JUDITH R -
Owner 2:	-
Street 1:	46 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 2260 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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	854,900			854,900
Total Card	0.000	854,900			854,900
Total Parcel	0.000	854,900			854,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 378.27 | /Parcel: 378.27

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	
GIS Ref	
GIS Ref	
Insp Date	12/20/21

!2614!

PREVIOUS ASSESSMENT

Parcel ID 158 5 0 5 46

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	761,500	0	.		761,500		Year End Roll	12/2/2024
2024	102	FV	689,500	0	.		689,500		Year end	11/9/2023
2023	102	FV	660,800	0	.		660,800	660,800	Year end	11/3/2022
2022	102	FV	623,400	0	.		623,400	623,400	Year End Roll	10/19/2021
2021	102	FV	615,000	0	.		615,000	615,000	Year End Roll	10/15/2020
2020	102	FV	632,000	0	.		632,000	632,000	Year End Roll	9/26/2019
2019	102	FV	611,500	0	.		611,500	611,500	Create Final va	6/4/2019
2018	102	FV	611,500	0	.		611,500	611,500	Year End Roll	9/28/2017

PRINT	
Date	Time
09/26/25	19:02:38

LAST REV	
Date	Time
04/26/23	12:06:34
blakeley	

USER DEFINED

Prior Id # 1:	98 116 46
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:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2614

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EMMONS JUDITH R	48093-390		8/31/2006		625,000	No	No		
GOLDBAUM MICHAE	24515-176		5/5/1994		425,000	No	No		
	16324-143		7/31/1985		332,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/6/2022	R-22-0290	WDK	20,000	C	12/29/2022			Construct new deck

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	
5/30/1997	MEAS+INSPCTD	600	
5/2/1996	MEAS/EXT INS	606	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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 Influ	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:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	8 - CONDO-TNHS		
Sty Ht:	2 - 2		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:	A - AVERAGE		

BATH FEATURES

Full Bath	3	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

COMMENTS

E UNIT. LV area 2260 sf. Master appears to include unfin area on 2nd level.

SKETCH

UnSketched SubAreas:
SFL: 870,
FFL: 1390,
BMT: 1377,
WDK: 240,
GAR: 528,

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	3	HB	

GENERAL INFORMATION

Grade:	B- - GOOD (-)		
Year Blt:	1979	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	E - END UNIT
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	9.086999893
Name:	4 - LINCOLN RIDG

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	2
Totals			
1	7	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - DRYWALL		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	15 - CARPET		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	3 - ELECTRIC		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

DEPRECIATION

Phys Cond:	GD - Good	9.0	%
Functional:	D - DESIGN	-5.0	%
Economic:			%
Special:			%
Override:			%
	Total:	4.45	%

CALC SUMMARY

Basic $ / SQ:	198.00
Size Adj.:	0.98539829
Const Adj.:	0.94999999
Adj $ / SQ:	185.353
Other Features:	35991
Grade Factor:	1.20
NBHD Inf:	1.37000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	894698
Depreciation:	39814
Depreciated Total:	854884

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	603400.0000

Juris. Factor:		Before Depr:	304.72
Special Features:	0	Val/Su Net:	194.07
Final Total:	854900	Val/Su SzAd	378.27

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,390	185.350	257,641
BMT	BASEMENT	1,377	46.340	63,808
SFL	2ND FLOOR	870	185.350	161,257
GAR	GARAGE	528	38.520	20,339
WDK	WOOD DECK	240	21.600	5,184

Net Sketched Area:	4,405			Total:	508,229
Size Ad	2260	Gross Area	4405	FinArea	2260

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

158 5 0 5 46

IMAGE

AssessPro Patriot Properties, Inc