

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LINCOLN RIDGE CONDO
Owner 2:	
Owner 3:	
Street 1:	1 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ:
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LINCOLN RIDGE CONDO -
Owner 2:	-
Street 1:	
Twn/City:	
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 4.059 ACRES of land mainly classified as CONDO CONDO

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-3	Open Sp Re	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

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
998	CONDO		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	
998	CONDO		2.22245		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									77,786						77,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
998	4.059			876,200	876,200
Total Card	4.059			876,200	876,200
Total Parcel	4.059			876,200	876,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		N/A	/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	998	FV		0	4.059	853,000	853,000		Year End Roll	12/2/2024
2024	998	FV		0	4.059	826,700	826,700		Year end	11/9/2023
2023	998	FV		0	4.059	766,700	766,700	766,700	Year end	11/3/2022
2022	998	FV		0	4.059	699,500	699,500	699,500	Year End Roll	10/19/2021
2021	998	FV		0	4.059	626,700	626,700	626,700	Year End Roll	10/15/2020
2020	998	FV		0	4.059	626,700	626,700	626,700	Year End Roll	9/26/2019
2019	998	FV		0	4.059	609,100	609,100	609,100	Create Final va	6/4/2019
2018	998	FV		0	4.059	609,100	609,100	609,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LINCOLN RIDGE C	13794-005		9/20/1979			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/12/2010	4579	WDK	7,800	C				reconstruct open d
7/29/2010	4538	WDK	4,400	C				replace deck

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	4.05900	Total SF/SM:	176810	Parcel LUC:	998 CONDO	Prime NB Desc	RES CAT 3	Total:	876,186	SpI Credit		Total:	876,200
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USER DEFINED

Prior Id # 1:	98 1 16
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	19:29:20

LAST REV

Date	Time
06/25/25	13:52:41

meadorse

2844

Legal Description

MASTER CONDO RECORD PHASE II

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

GIS Ref

GIS Ref

Insp Date

Parcel ID 158 5 0

!2844!

