



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	GARRIGUE MATTHEW D
Owner 2:	MCCANN MARY ALLICE
Owner 3:	
Street 1:	26 WINDINGWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	NAGEL ALBERT F -
Owner 2:	-
Street 1:	26 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(n) CONDO-GRDN Building Built about 1979, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z				U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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 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.	0.000	LR	1.00															

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	612,600	8,900	0.000		621,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 210.59						/Parcel: 210.59	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	612,600	8900	.		621,500	621,500	Year End Roll	9/28/2017
2017	102	FV	607,100	8900	.		616,000	616,000	Year End Roll	9/29/2016
2016	102	FV	607,100	8900	.		616,000	616,000	Year End Roll	1/14/2016
2015	102	FV	579,500	8900	.		588,400	588,400	Year End	10/2/2014
2014	102	FV	535,300	8900	.		544,200	544,200	Year End Roll	1/23/2014
2013	102	FV	505,000	8900	.		513,900	513,900	Year End Roll	10/25/2012
2012	102	FV	505,000	8900	.		513,900	513,900	Year End	1/26/2012
2011	102	FV	546,400	8900	.		555,300	555,300	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NAGEL ALBERT F,	50273-554		10/26/2007		680000	No	No			
LEE, JOHN G.	26826-383		11/15/1996		388000	No	No			
CHU NELSON	19919-322		6/30/1989		340000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/27/2004	M&L EXTERIOR	615	D VELUTTI
5/27/1997	MEAS+INSPCTD	600	PA
5/2/1996	MEAS+INSPCTD	606	J SMITH
5/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	7 - CONDO-GRDN
Sty Ht:	1 - 1
(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

**GENERAL INFORMATION**

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

**BATH FEATURES**

Full Bath:	3 Rating: GOOD
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: GOOD
A Kits:	Rating:
Frpl:	1 Rating: AVERAGE
WSFlue:	Rating:

**CONDO INFORMATION**

Location:	E - END UNIT
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	7.177000046
Name:	4 - LINCOLN RIDG

**COMMENTS**

C-1 UNIT .

**SKETCH**

UnSketched SubAreas:  
BMT: 1736,  
FFL: 1736,  
WWDK: 320,

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	10 - PARQUET
Sec Floors:	%
Bsmnt Flr:	
Bsmnt Gar:	

**DEPRECIATION**

Phys Cond:	GD - Good	7.7%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		7.7%

**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	8	3	1
Totals			
1	8	3	1

Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	3 - ELECTRIC
Heat Type:	15 - HEAT PUMP
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: Yes
% Com Wal:	0 % Sprinkled 0

**CALC SUMMARY**

Basic \$ / SQ:	165.00
Size Adj.:	1.07154381
Const Adj.:	0.96899998
Adj \$ / SQ:	171.324
Other Features:	53748
Grade Factor:	1.25
Neighborhood Inf:	1.11000001
LUC Factor:	1.00
Adj Total:	663709
Depreciation:	51106
Depreciated Total:	612604

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 596000.0000
Juris. Factor:		Val/Su Fin:		207.59
Special Features:	0	Val/Su Net:		161.55
Final Total:	612600	Val/Su SzAd:		352.88

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,736	69.810	121,198
FFL	1ST FLOOR	1,736	171.320	288,405
WDK	WOOD DECK	320	18.700	5,985
Net Sketched Area:		3,792	Total:	415,588
Size Ad	1736	Gross Area	3792	FinArea 2951

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	70	A	0

**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
04	CONDO-GAR	D	Y	1	1	A	AV	1979	10,000.00	T	11	102			8,900			8,900

**PARCEL ID** 158 5 0 1 26

**IMAGE**

AssessPro Patriot Properties, Inc



More: N	Total Yard Items:	8,900	Total Special Features:		Total:	8,900
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