



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WHITMAN TR ELIZABETH C
Owner 2:	
Owner 3:	WINDINGWOOD LANE REALTY TRUST
Street 1:	28 WINDINGWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4912 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

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:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM
t						

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.	0.000	LR	1.00															

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	582,400	8,900	0.000		591,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 200.36						/Parcel: 200.36	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	582,400	8900	.		591,300	591,300	Year End Roll	9/28/2017
2017	102	FV	577,200	8900	.		586,100	586,100	Year End Roll	9/29/2016
2016	102	FV	577,200	8900	.		586,100	586,100	Year End Roll	1/14/2016
2015	102	FV	550,900	8900	.		559,800	559,800	Year End	10/2/2014
2014	102	FV	508,900	8900	.		517,800	517,800	Year End Roll	1/23/2014
2013	102	FV	479,700	8900	.		488,600	488,600	Year End Roll	10/25/2012
2012	102	FV	479,700	8900	.		488,600	488,600	Year End	1/26/2012
2011	102	FV	519,400	8900	.		528,300	528,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ROSENBERRY, DAL	25157-460		2/1/1995		355000	No	No			
PARK CHARLES	20049-10		8/31/1989		355000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/18/2011	4647	WINDOWS	6,214	C				replace 2 windows
11/20/2009	4336	RENOVATI	12,255	C				replace 4 doors

ACTIVITY INFORMATION

Date	Result	By	Name
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/20/2004	M&L COMPLETE	615	D VELUTTI
5/27/1997	MEAS/EXT INS	600	PA
5/2/1996	MEAS/EXT INS	606	J SMITH
7/12/1995	INSPECTED	600	PA
6/1/1987	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 %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:			
Partition:	T - TYPICAL		
Prim Floors:	4 - CARPET		
Sec Floors:			
Bsmnt Flr:			
Bsmnt Gar:			
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

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:	GOOD

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Basic \$ / SQ:	165.00
Size Adj.:	1.07154381
Const Adj.:	0.94999999
Adj \$ / SQ:	167.964
Other Features:	38373
Grade Factor:	1.25
Neighborhood Inf:	1.11000001
LUC Factor:	1.00
Adj Total:	630988
Depreciation:	48586
Depreciated Total:	582402

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	570800.0000
Juris. Factor:		Val/Su Fin:	197.36	
Special Features:	0	Val/Su Net:	153.59	
Final Total:	582400	Val/Su SzAd:	335.48	

COMMENTS

C-1 UNIT

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		RM:	8	BR:	3	Baths:	3	HB				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
	1 8 3 1

RES BREAKDOWN

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

SKETCH

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

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,736	68.450	118,821	
FFL	1ST FLOOR	1,736	167.960	282,750	
WDK	WOOD DECK	320	18.700	5,985	
Net Sketched Area:		3,792	Total:	407,556	
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		A	AV	1979	10,000.00	T	11	102			8,900			8,900

PARCEL ID

158 5 0 1 28

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

AssessPro Patriot Properties, Inc

