



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: ODGEN WAYNE R
 Owner 2: ODGEN ELIZABETH A
 Owner 3:
 Street 1: 34 WINDINGWOOD LN
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01773-4912 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
102	518,400	8,900	0.000		527,300
Total Card		518,400	8,900	0.000	527,300
Total Parcel		518,400	8,900	0.000	527,300
Source: Market Adj Cost		Total Value per SQ unit /Card: 205.62		/Parcel: 205.62	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	04/11/12
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PREVIOUS OWNER

Owner 1: SUTHERLAND - ROBERT L
 Owner 2: MEENAN - MARION M
 Street 1: 34 WINDINGWOOD LN
 Twn/City: LINCOLN
 St/Prov: MA Cntry
 Postal: 01773-4912

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	518,400	8900	.		527,300	527,300	Year End Roll	9/28/2017
2017	102	FV	513,700	8900	.		522,600	522,600	Year End Roll	9/29/2016
2016	102	FV	513,700	8900	.		522,600	522,600	Year End Roll	1/14/2016
2015	102	FV	490,300	8900	.		499,200	499,200	Year End	10/2/2014
2014	102	FV	453,000	8900	.		461,900	461,900	Year End Roll	1/23/2014
2013	102	FV	427,000	8900	.		435,900	435,900	Year End Roll	10/25/2012
2012	102	FV	427,000	8900	.		435,900	435,900	Year End	1/26/2012
2011	102	FV	462,300	8900	.		471,200	471,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SUTHERLAND,ROBE	69798-140		8/18/2017		651000	No	No			
RITSHER JOHN	21611-396		12/17/1991		284000	No	No			

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, 7 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

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/15/2015	6119	RENOVATI	3,400	C				Install privacy sc

ACTIVITY INFORMATION

Date	Result	By	Name
3/3/2016	PERMIT VISIT	618	G BOURGAULT
4/11/2012	MEAS/EXT INS	25	D ERSKINE
3/20/2004	M&L COMPLETE	615	D VELUTTI
12/16/1996	ABATE-INSPEC	600	PA
5/2/1996	MEAS+INSPCTD	606	J SMITH
6/1/1987	INSPECTED	601	PAUL MARSH

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 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															

Total AC/HA: 0.00000	Total SF/SM: 0.00	Parcel LUC: 102	CONDO	Prime NB Desc	LINCRDGE	Total:	Spl Credit	Total:
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