

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	COHEN TR JACQUES
Owner 2:	
Owner 3:	JACQUES COHEN TRUST
Street 1:	40 WINDINGWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ARONSON TR - RICHARD B
Owner 2:	-
Street 1:	C/O JACQUES COHEN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-TNHS Building Built about 1979, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 2 HalfBaths, 0 3/4 Baths, 7 Rooms, and 2 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 Infru	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	550,600	8,900	0.000		559,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 225.97						/Parcel: 225.97	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	550,600	8900	.		559,500	559,500	Year End Roll	9/28/2017
2017	102	FV	545,600	8900	.		554,500	554,500	Year End Roll	9/29/2016
2016	102	FV	545,600	8900	.		554,500	554,500	Year End Roll	1/14/2016
2015	102	FV	520,800	8900	.		529,700	529,700	Year End	10/2/2014
2014	102	FV	481,100	8900	.		490,000	490,000	Year End Roll	1/23/2014
2013	102	FV	454,000	8900	.		462,900	462,900	Year End Roll	10/25/2012
2012	102	FV	454,000	8900	.		462,900	462,900	Year End	1/26/2012
2011	102	FV	485,900	8900	.		494,800	494,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ARONSON TR,RICH	65903-158		8/13/2015			1	No	No		
COHEN JACQUES,	48705-71		12/21/2006	FAMILY		1	No	No		
	13891-345		1/30/1980		144000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/27/2014	5803	WINDOWS	28,122	C	5/27/2015			Replace 13 windows
10/20/2011	4903	MANUAL	7,910	C				replace 2 doors-no

ACTIVITY INFORMATION

Date	Result	By	Name
5/27/2015	PERMIT VISIT	619	DH
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
5/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

