



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MCMURRAY TR SUSANAH N
Owner 2:	
Owner 3:	XANADU REALTY TRUST
Street 1:	C/O CAMBRIDGE TRUST COMPANY
Street 2:	75 STATE STREET 18TH FLOOR
Twn/City:	BOSTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02109 Type:

PREVIOUS OWNER

Owner 1:	EMMONS JUDITH R -
Owner 2:	-
Street 1:	46 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-TNHS Building Built about 1979, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 6 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 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	611,500		0.000		611,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: 270.58		/Parcel: 270.58		Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	611,500	0	.		611,500	611,500	Year End Roll	9/28/2017
2017	102	FV	606,000	0	.		606,000	606,000	Year End Roll	9/29/2016
2016	102	FV	606,000	0	.		606,000	606,000	Year End Roll	1/14/2016
2015	102	FV	578,500	0	.		578,500	578,500	Year End	10/2/2014
2014	102	FV	534,400	0	.		534,400	534,400	Year End Roll	1/23/2014
2013	102	FV	480,000	0	.		480,000	480,000	Year End Roll	10/25/2012
2012	102	FV	480,300	0	.		480,300	480,300	Year End	1/26/2012
2011	102	FV	514,200	0	.		514,200	514,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
EMMONS JUDITH R	48093-390		8/31/2006		625000	No	No			
GOLDBAUM MICHAEL	24515-176		5/5/1994		425000	No	No			
	16324-143		7/31/1985		332500	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
3/20/2004	M&L COMPLETE	615	D VELUTTI
5/30/1997	MEAS+INSPCTD	600	PA
5/2/1996	MEAS/EXT INS	606	J SMITH
5/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

