



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	OTTENBERG JOHN C
Owner 2:	
Owner 3:	
Street 1:	48 WINDINGWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4912 Type:

**PREVIOUS OWNER**

Owner 1:	WINCHELL TR - RICHARD P
Owner 2:	WINCHELL TR - MARTHA S
Street 1:	48 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, 8 Rooms, and 4 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	546,600	8,900	0.000		555,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 227.48						/Parcel: 227.48	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	566,800	8900	.		575,700	575,700	Year End Roll	9/28/2017
2017	102	FV	561,700	8900	.		570,600	570,600	Year End Roll	9/29/2016
2016	102	FV	561,700	8900	.		570,600	570,600	Year End Roll	1/14/2016
2015	102	FV	536,200	8900	.		545,100	545,100	Year End	10/2/2014
2014	102	FV	495,300	8900	.		504,200	504,200	Year End Roll	1/23/2014
2013	102	FV	466,700	8900	.		475,600	475,600	Year End Roll	10/25/2012
2012	102	FV	466,700	8900	.		475,600	475,600	Year End	1/26/2012
2011	102	FV	499,900	8900	.		508,800	508,800	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WINCHELL TR,RIC	70073-507		10/13/2017		590000	No	No			
WINCHELL RICHA	49593-29		6/12/2007	FAMILY	100	No	No			
	13835-97		11/9/1979		144000	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
4/6/2001	MEAS+INSPCTD	600	PA
12/12/1996	ABATE-INSPEC	600	PA
5/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

