

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WECHSLER JOEL K
Owner 2:	WECHSLER JOSEPHINE S
Owner 3:	
Street 1:	50 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-TNHS Building Built about 1979, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 10 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

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
102	601,200	8,900	0.000		610,100
Total Card	601,200	8,900	0.000		610,100
Total Parcel	601,200	8,900	0.000		610,100
Source:	Market Adj Cost	Total Value per SQ unit /Card: 266.42		/Parcel: 266.42	

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

Insp Date	08/08/13
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	601,200	8900			610,100	610,100	Year End Roll	9/28/2017
2017	102	FV	595,800	8900			604,700	604,700	Year End Roll	9/29/2016
2016	102	FV	595,800	8900			604,700	604,700	Year End Roll	1/14/2016
2015	102	FV	568,700	8900			577,600	577,600	Year End	10/2/2014
2014	102	FV	543,400	8900			552,300	552,300	Year End Roll	1/23/2014
2013	102	FV	512,100	8900			521,000	521,000	Year End Roll	10/25/2012
2012	102	FV	512,100	8900			521,000	521,000	Year End	1/26/2012
2011	102	FV	548,500	8900			557,400	557,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	19260-560		8/11/1988		425000	No	No			

TAX DISTRICT

PAT ACCT.

blakeley	2616
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BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/10/2014	5895	WDK	6,860	C				
4/21/2010	4433	WDK	5,000	C				repair existing de

ACTIVITY INFORMATION

Date	Result	By	Name
8/8/2013	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

