



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LINCOLN RIDGE CONDO
Owner 2:	
Owner 3:	
Street 1:	1 BIRCHWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ:
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LINCOLN RIDGE CONDO -
Owner 2:	-
Street 1:	
Twn/City:	
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 4.059 ACRES of land mainly classified as CONDO CONDO

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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
998	CONDO		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	
998	CONDO		2.22245		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									66,674						66,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
998			4.059	609,100	609,100	MASTER CONDO RECORD PHASE II
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel:	N/A
						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	998	FV		0	4.059	609,100	609,100	609,100	Year End Roll	9/28/2017
2017	998	FV		0	4.059	578,700	578,700	578,700	Year End Roll	9/29/2016
2016	998	FV		0	4.059	563,500	563,500	563,500	Year End Roll	1/14/2016
2015	998	FV		0	4.059	526,700	526,700	526,700	Year End	10/2/2014
2014	998	FV		0	4.059	478,700	478,700	478,700	Year End Roll	1/23/2014
2013	998	FV		0	4.059	466,700	466,700	466,700	Year End Roll	10/25/2012
2012	998	FV		0	4.059	66,700	66,700	66,700	Year End	1/26/2012
2011	998	FV		0	4.059				Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LINCOLN RIDGE C	13794-005		9/20/1979			No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/12/2010	4579	WDK	7,800	C				reconstruct open d
7/29/2010	4538	WDK	4,400	C				replace deck

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	4.05900	Total SF/SM:	176810.05	Parcel LUC:	998 CONDO	Prime NB Desc	RES CAT 3	Total:	609,074	SpI Credit		Total:	609,100
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