



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ROCHELL IDAN
Owner 2:	ROCHELL YIFAT
Owner 3:	
Street 1:	26 WINDINGWOOD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	GARRIGUE - MATTHEW D
Owner 2:	MCCANN - MARY ALLICE
Street 1:	26 WINDINGWOOD LN
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-GRDN 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 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
t						

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	639,600	8,900	0.000		648,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 219.74						/Parcel: 219.74	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	102	FV	612,600	8900	.		621,500	621,500	Create Final value 2019	6/4/2019
2018	102	FV	612,600	8900	.		621,500	621,500	Year End Roll	9/28/2017
2017	102	FV	607,100	8900	.		616,000	616,000	Year End Roll	9/29/2016
2016	102	FV	607,100	8900	.		616,000	616,000	Year End Roll	1/14/2016
2015	102	FV	579,500	8900	.		588,400	588,400	Year End	10/2/2014
2014	102	FV	535,300	8900	.		544,200	544,200	Year End Roll	1/23/2014
2013	102	FV	505,000	8900	.		513,900	513,900	Year End Roll	10/25/2012
2012	102	FV	505,000	8900	.		513,900	513,900	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GARRIGUE,MATTHE	72429-160		4/8/2019		670000	No	No			
NAGEL ALBERT F,	50273-554		10/26/2007		680000	No	No			
LEE, JOHN G.	26826-383		11/15/1996		388000	No	No			
CHU NELSON	19919-322		6/30/1989		340000	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
3/27/2004	M&L EXTERIOR	615	
5/27/1997	MEAS+INSPCTD	600	
5/2/1996	MEAS+INSPCTD	606	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

