



**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:						
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	621,800	8,900	0.000		630,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 275.41						/Parcel: 275.41	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	102	FV	601,200	8900	.		610,100	610,100	Create Final value 2019	6/4/2019
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

**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			

**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	
5/27/1997	MEAS/EXT INS	600	
5/2/1996	MEAS/EXT INS	606	
5/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	8 - CONDO-TNHS
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	A - AVERAGE

**GENERAL INFORMATION**

Grade:	B- - GOOD (-)
Year Blt:	1979
Alt LUC:	
Jurisdct:	
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	
Partition:	T - TYPICAL
Prim Floors:	4 - CARPET
Sec Floors:	
Bsmnt Flr:	
Bsmnt Gar:	

Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	3 - ELECTRIC
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal:	0 % Sprinkled 0

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
04	CONDO-GAR	D	Y	1		A	AV	1979	10,000.00	T	11	102			8,900			8,900

More:	N	Total Yard Items:	8,900	Total Special Features:		Total:	8,900
-------	---	-------------------	-------	-------------------------	--	--------	-------

**BATH FEATURES**

Full Bath:	3	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

**OTHER FEATURES**

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

Location:	E - END UNIT
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	8.053099632
Name:	

**DEPRECIATION**

Phys Cond:	GD - Good	7.7%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		7.7%

**CALC SUMMARY**

Basic \$ / SQ:	165.00
Size Adj.:	1.07631278
Const Adj.:	1.00000000
Adj \$ / SQ:	177.592
Other Features:	36002
Grade Factor:	1.26
Neighborhood Inf:	1.12000000
LUC Factor:	1.00
Adj Total:	673665
Depreciation:	51872
Depreciated Total:	621793

**COMMENTS**

C UNIT BMT WALKOUT

**RESIDENTIAL GRID**

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals												

**REMODELING**

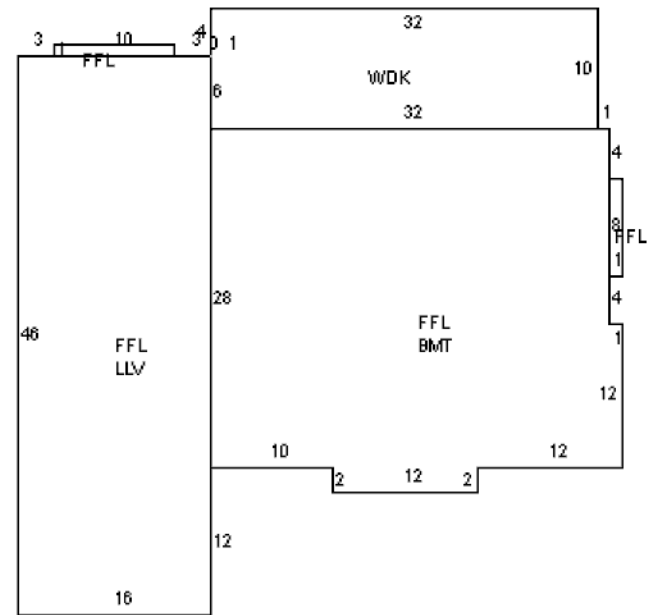
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	10	3	2
Totals			
1	10	3	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:			AvRate:	Ind.Val 583322.7871
Juris. Factor:			Val/Su Fin:	271.53
Special Features:	0		Val/Su Net:	166.70
Final Total:	621800		Val/Su SzAd:	362.78

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,714	177.590	304,392	
BMT	BASEMENT	960	68.370	65,638	
LLV	LOWR LEVEL	736	88.800	65,354	
WDK	WOOD DECK	320	18.700	5,985	
Net Sketched Area:		3,730	Total:	441,369	
Size Ad	1714	Gross Area	3730	FinArea	2290

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	60	A	0

**IMAGE***AssessPro* Patriot Properties, Inc**PARCEL ID**

158 5 0 6 50