

129

27

0

1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

982,300 /

982,300 /

982,300 /

USE VALUE:

ASSESSed:

982,300 /

982,300 /

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
115		MILL ST, LINCOLN

OWNERSHIP

Owner 1:	FONG TR PEGGY
Owner 2:	PEGGY S FONG REVOCABLE TRUST
Owner 3:	
Street 1:	18 ARBOR LANE
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry Own Occ: Y
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	FONG - PEGGY
Owner 2:	-
Street 1:	18 ARBOR LANE
Twn/City:	WINCHESTER
St/Prov:	MA Cntry
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains .95 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1956, having primarily BRICK Ventr Exterior and 1591 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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
101	ONE FAM		41382		SQUARE FE	PRIME SITE		0	9.98	1.65	R3									682,780						682,800	

Total AC/HA:	0.95000	Total SF/SM:	41382	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	682,780	SpI Credit	Total:	682,800
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.950	298,700	800	682,800	982,300
Total Card	0.950	298,700	800	682,800	982,300
Total Parcel	0.950	298,700	800	682,800	982,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		617.41	/Parcel: 617.41

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	282,000	700	.95	662,900	945,600		Year End Roll	12/2/2024
2024	101	FV	275,300	700	.95	649,900	925,900		Year end	11/9/2023
2023	101	FV	253,400	700	.95	598,600	852,700	852,700	Year end	11/3/2022
2022	101	FV	224,200	1200	.95	541,200	766,600	766,600	Year End Roll	10/19/2021
2021	101	FV	210,500	1200	.95	478,900	690,600	690,600	Year End Roll	10/15/2020
2020	101	FV	208,700	1200	.95	478,900	688,800	688,800	Year End Roll	9/26/2019
2019	101	FV	191,000	1200	.95	463,900	656,100	656,100	Create Final va	6/4/2019
2018	101	FV	191,000	1200	.95	463,900	656,100	656,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FONG,PEGGY	83284-467		9/26/2024	CONVENIENC	99	No	No		
HINGSTON,JOSEPH	75056-40		7/7/2020		784,000	No	No		
Hingston Tr,Jos	59971-373		9/11/2012	FAMILY	1	No	No		
HINGSTON JOSEPH	50712-471		2/12/2008	FAMILY	10	No	No		
LEO BERTOLAMI	12954-651		4/1/1976		58,400	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2020	R-20-0065	ROOF	5,800	C				Replace roof cover

ACTIVITY INFORMATION

Date	Result	By	Name
12/19/2024	MEAS/EXT INS	6	JN
10/7/2013	MEAS+INSPCTD	25	D ERSKINE
5/5/2007	MEAS/EXT INS	616	D MANZELLO
2/15/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	32.5 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
09/26/25	15:51:40

LAST REV

Date	Time
12/27/24	12:56:16

apro	1131
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1131
