



PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		HORSES CROSSING, LINCOLN

OWNERSHIP

Owner 1:	MRUGALA ANTHONY J
Owner 2:	
Owner 3:	C/O REGINA TOWNE BRAGDEN
Street 1:	175 WASHINGTON STREET #C-16
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry Own Occ: Y
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 2. ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1955, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	4.54	0.700	R1			LOCATIO	-30					254,240						254,200	
101	ONE FAM		0.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R1									4,890						4,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	
101	139,000	23,800	2.000	259,100	421,900	
Total Card		139,000	23,800	2.000	259,100	421,900
Total Parcel		139,000	23,800	2.000	259,100	421,900
Source: Market Adj Cost		Total Value per SQ unit /Card:		267.87	/Parcel: 267.87	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	101	FV	139,000	23800	2.	259,100	421,900	421,900	Year End Roll	9/28/2017
2017	101	FV	136,200	23800	2.	259,100	419,100	419,100	Year End Roll	9/29/2016
2016	101	FV	136,200	23800	2.	251,900	411,900	411,900	Year End Roll	1/14/2016
2015	101	FV	130,600	23800	2.	200,900	355,300	355,300	Year End	10/2/2014
2014	101	FV	129,200	45700	2.	219,900	394,800	394,800	Year End Roll	1/23/2014
2013	101	FV	126,300	45700	2.03	269,800	441,800	441,800	Year End Roll	10/25/2012
2012	101	FV	126,300	45700	2.03	229,800	401,800	401,800	Year End	1/26/2012
2011	101	FV	144,700	45700	2.03	216,400	406,800	406,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HAROLD F. FOLEY	11763-448		11/19/1969		34000	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/24/2014	MEAS/EXT INS	618	G BOURGAULT
11/27/2012	MEAS+INSPCTD	618	G BOURGAULT
8/20/2007	MEAS/EXT INS	617	D HASCHIG
1/16/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

