



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 165 | | BEDFORD RD, LINCOLN |

OWNERSHIP

| | |
|-----------|--------------------------------|
| Owner 1: | FONG TR COLLEEN |
| Owner 2: | |
| Owner 3: | COLLEEN FONG REVOCABLE TR 2017 |
| Street 1: | 17 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: | FONG - COLLEEN |
| Street 1: | 18 ARBOR LANE |
| Twn/City: | WINCHESTER |
| St/Prov: | MA Cntry |
| Postal: | 01890 |

NARRATIVE DESCRIPTION

This Parcel contains 1.2 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1949, Having Primarily BRICK VENTR Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 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: | | | | | | |
| 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 |
|----------|-------------|----------|-------------|--------------------|-----------|------------|-----------|------------|------------|-------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | ONE FAM | | 52272 | | SQUARE FE | PRIME SITE | | 0 | 6.35 | 1.371 | R2 | | | | | | | | | 455,178 | | | | | | 455,200 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|--------------|-----------------|--------------------------------|-----------|------------|-----------------|
| 101 | 134,900 | 800 | 1.200 | 455,200 | 590,900 |
| Total Card | 134,900 | 800 | 1.200 | 455,200 | 590,900 |
| Total Parcel | 134,900 | 800 | 1.200 | 455,200 | 590,900 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | | 439.66 | /Parcel: 439.66 |

| 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 |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2019 | 101 | FV | 131,000 | 800 | 1.2 | 440,100 | 571,900 | 571,900 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 131,000 | 800 | 1.2 | 440,100 | 571,900 | 571,900 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 128,400 | 800 | 1.2 | 427,200 | 556,400 | 556,400 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 128,400 | 800 | 1.2 | 427,200 | 556,400 | 556,400 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 123,200 | 800 | 1.2 | 362,000 | 486,000 | 486,000 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 121,900 | 800 | 1.2 | 324,700 | 447,400 | 447,400 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 119,300 | 800 | 1.2 | 315,400 | 435,500 | 435,500 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 133,600 | 800 | 1.2 | 286,700 | 421,100 | 421,100 | Year End | 1/26/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|------------|------------|----|-----|-------|-----------------|----------------|
| FONG,PEGGY | 69214-424 | | 5/1/2017 | FAMILY | 99 | No | No | | | |
| DANIELS,BRIEN B | 68255-77 | | 10/21/2016 | | 550000 | No | No | | | |
| DANIELS,CLAIRE | 64379-540 | | 10/17/2014 | CONVENIENC | 1 | No | No | | | |
| MANNING CATHERI | 24018-369 | | 12/10/1993 | FAMILY | 1 | No | No | | | TRANS DAUGHTER |
| MANNING, EST JO | 10931-156 | | 9/1/1965 | FAMILY | 0 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|-----------|--------|-------|--------|-----|------------|----------|----------|--------------------|
| 5/16/2012 | 5037 | ROOF | | C | | | | strip & re-roof dw |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|------------|
| 9/18/2013 | MEAS+INSPCTD | 25 | D ERSKINE |
| 5/5/2007 | MEAS+INSPCTD | 616 | D MANZELLO |
| 1/19/1996 | MEAS+INSPCTD | 606 | |

Sign: VERIFICATION OF VISIT NOT DATA

