



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
70		CAMBRIDGE TP, LINCOLN

**OWNERSHIP**

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

**PREVIOUS OWNER**

Owner 1:	MRUGALA - ANTHONY J
Owner 2:	-
Street 1:	2 HORSES CROSSING
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1912

**NARRATIVE DESCRIPTION**

This Parcel contains .49 ACRES of land mainly classified as OUT BLD

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
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
106	OUT BLD		0.49		ACRES	EXCESS ACRE		0	30,000.	1.000	R1									14,700						14,700	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
106		49,200	0.490	14,700	63,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: N/A						/Parcel: N/A	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	106	FV		49200	.49	14,700	63,900	63,900	Year End Roll	10/15/2020
2020	106	FV		49200	.49	11,000	60,200	60,200	Year End Roll	9/26/2019
2019	106	FV		49200	.49	10,300	59,500	59,500	Create Final value 2019	6/4/2019
2018	106	FV		49200	.49	10,300	59,500	59,500	Year End Roll	9/28/2017
2017	106	FV		49200	.49	10,300	59,500	59,500	Year End Roll	9/29/2016
2016	106	FV		49200	.49	10,300	59,500	59,500	Year End Roll	1/14/2016
2015	106	FV		49200	.49	10,300	59,500	59,500	Year End	10/2/2014
2014	106	FV		46600	.49	11,800	58,400	58,400	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MRUGALA,ANTHONY	72781-65		6/18/2019	MULTI-PARCEL	600,000	No	No			
MRUGALA FRANCES	14725-587		9/13/1982	FAMILY		No	No			

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/15/2014	MEAS/EXT INS	25	D ERSKINE

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.49000	Total SF/SM:	21344.40	Parcel LUC:	106	OUT BLD	Prime NB Desc	RES CAT 1	Total:	14,700	SpI Credit	Total:	14,700
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