



**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	8.	1.371	R2									573,453						573,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	181,200	600	1.200	573,500	755,300
Total Card	181,200	600	1.200	573,500	755,300
Total Parcel	181,200	600	1.200	573,500	755,300
Source: Market Adj Cost	Total Value per SQ unit /Card: 561.98		/Parcel: 561.98		

Legal Description	User Acct
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
2022	101	FV	162,200	800	1.2	519,700	682,700	682,700	Year End Roll	10/19/2021
2021	101	FV	151,800	800	1.2	448,000	600,600	600,600	Year End Roll	10/15/2020
2020	101	FV	134,900	800	1.2	455,200	590,900	590,900	Year End Roll	9/26/2019
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

**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		550,000	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		No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/3/2021	R-21-0255	WEATHERI	8,000	C	2/14/2022			Weatherization/air
5/16/2012	5037	ROOF		C				strip & re-roof dw

**ACTIVITY INFORMATION**

Date	Result	By	Name
12/8/2021	INSPECTED	5	TB
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

Total AC/HA: 1.20000	Total SF/SM: 52272.00	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 2	Total: 573,453	SpI Credit	Total: 573,500
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