

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

!922!



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 Infru	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		33,500	0.490	14,700	48,200		
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
2022	106	FV		49200	.49	14,700	63,900	63,900	Year End Roll	10/19/2021
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

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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