

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRAISED:
USE VALUE:
ASSESSED:

Total Card / Total Parcel
53,000 / 53,000
53,000 / 53,000
53,000 / 53,000

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FONG TR PEGGY
Owner 2:	PEGGY S FONG REVOCABLE TRUST
Owner 3:	
Street 1:	18 ARBOR LANE
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry
Postal:	01890

PREVIOUS OWNER

Owner 1:	FONG - PEGGY
Owner 2:	-
Street 1:	18 ARBOR LANE
Twn/City:	WINCHESTER
St/Prov:	MA Cntry
Postal:	01890

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	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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	35,000.	1.00	R1									17,150						17,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
106	0.490		35,800	17,200	53,000
Total Card	0.490		35,800	17,200	53,000
Total Parcel	0.490		35,800	17,200	53,000
Source:	Market Adj Cost	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
2025	106	FV	33500	.49	.49	17,200	50,700		Year End Roll	12/2/2024
2024	106	FV	33500	.49	.49	14,700	48,200		Year end	11/9/2023
2023	106	FV	33500	.49	.49	14,700	48,200	48,200	Year end	11/3/2022
2022	106	FV	49200	.49	.49	14,700	63,900	63,900	Year End Roll	10/19/2021
2021	106	FV	49200	.49	.49	14,700	63,900	63,900	Year End Roll	10/15/2020
2020	106	FV	49200	.49	.49	11,000	60,200	60,200	Year End Roll	9/26/2019
2019	106	FV	49200	.49	.49	10,300	59,500	59,500	Create Final va	6/4/2019
2018	106	FV	49200	.49	.49	10,300	59,500	59,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FONG,PEGGY	82385-77		9/26/2024	MULTI-PARCEL	99	No	No		
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	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

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

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	23 1 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA: 0.49000 Total SF/SM: 21344 Parcel LUC: 106 OUT BLD Prime NB Desc RES CAT 1 Total: 17,150 Spl Credit Total: 17,200

