

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		HORSES CROSSING, 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 Own Occ: Y
Postal:	01890 Type:

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 2. ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1955, having primarily VINYL Exterior and 1575 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bd rms.

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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	7.25	1.00	R1									580,000						580,000	
101	ONE FAM		0.163		ACRES	EXCESS ACRE		0	35,000.	1.00	R1									5,705						5,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
101	2.000	228,700	21,000	585,700	835,400	
Total Card		2.000	228,700	21,000	585,700	835,400
Total Parcel		2.000	228,700	21,000	585,700	835,400
Source: Market Adj Cost		Total Value per SQ unit /Card: 530.41		/Parcel: 530.41		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	225,600	22800	2.	552,100	800,500		Year End Roll	12/2/2024
2024	101	FV	224,300	22800	2.	540,900	788,000		Year end	11/9/2023
2023	101	FV	194,500	22800	2.	564,900	782,200	782,200	Year end	11/3/2022
2022	101	FV	172,800	23800	2.	511,300	707,900	707,900	Year End Roll	10/19/2021
2021	101	FV	161,600	23800	2.	444,900	630,300	630,300	Year End Roll	10/15/2020
2020	101	FV	143,200	23800	2.	289,900	456,900	456,900	Year End Roll	9/26/2019
2019	101	FV	139,000	23800	2.	259,100	421,900	421,900	Create Final va	6/4/2019
2018	101	FV	139,000	23800	2.	259,100	421,900	421,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FONG,PEGGY	83285-77		9/26/2024	MULTI-PARCEL	99	No	No		
MRUGALA,ANTHONY	72781-65		6/18/2019	MULTI-PARCEL	600,000	No	No		
HAROLD F. FOLEY	11763-448		11/19/1969		34,000	No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
12/13/2024	INFO AT DOOR	6	JN
5/24/2014	MEAS/EXT INS	618	G BOURGAULT
11/27/2012	MEAS+INSPCTD	618	G BOURGAULT
8/20/2007	MEAS/EXT INS	617	D HASCHIG
1/16/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	23 2 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:	

