



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	6.25	1.371	R2									448,010						448,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	151,800	800	1.200	448,000	600,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 446.88						/Parcel: 446.88	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
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
2014	101	FV	121,900	800	1.2	324,700	447,400	447,400	Year End Roll	1/23/2014
2013	101	FV	119,300	800	1.2	315,400	435,500	435,500	Year End Roll	10/25/2012

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		550000	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	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/16/2012	5037	ROOF		C				strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
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

