



PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		MORNINGSIDE LN, LINCOLN

OWNERSHIP

Owner 1:	DAVID WILLIAM S
Owner 2:	HAAS-DAVID HEDY
Owner 3:	
Street 1:	41 MORNINGSIDE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2701 Type:

PREVIOUS OWNER

Owner 1:	ECKEL RICHARD W -
Owner 2:	MARA CATHY M -
Street 1:	41 MORNINGSIDE LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2701

NARRATIVE DESCRIPTION

This Parcel contains .94 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1956, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 Bdrms.

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
101	ONE FAM		40946		SQUARE FE	PRIME SITE		0	6.78	1.668	R3									462,964						463,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	220,900		0.940	463,000	683,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		209.10	/Parcel:	209.10	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	220,900	0	.94	463,000	683,900	683,900	Year End Roll	9/28/2017
2017	101	FV	216,600	0	.94	437,000	653,600	653,600	Year End Roll	9/29/2016
2016	101	FV	216,600	0	.94	424,000	640,600	640,600	Year End Roll	1/14/2016
2015	101	FV	208,000	0	.94	392,600	600,600	600,600	Year End	10/2/2014
2014	101	FV	205,800	0	.94	351,700	557,500	557,500	Year End Roll	1/23/2014
2013	101	FV	201,500	0	.94	341,400	542,900	542,900	Year End Roll	10/25/2012
2012	101	FV	201,500	0	.94	273,100	474,600	474,600	Year End	1/26/2012
2011	101	FV	230,500	0	.94	265,800	496,300	496,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ECKEL RICHARD W	48031-444		8/22/2006		750000	No	No			
ECKHARDT, WILLI	24906-394		10/5/1994		378675	No	No			
CURTIS, STANLEY	19905-18		6/27/1989		360000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
3/10/1995	676-95	MANUAL	24,000	C	7/28/1995			BASEMENT

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2013	MEAS/EXT INS	25	D ERSKINE
5/12/2007	MEAS/EXT INS	616	D MANZELLO
5/13/1996	MEAS+INSPCTD	606	J SMITH
2/10/1996	ENTRY DENIED	606	J SMITH
7/28/1995	INSPECTED	600	PA

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

USER DEFINED

Prior Id # 1:	16 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:	

PRINT

Date	Time
10/02/18	16:20:56

LAST REV

Date	Time
02/24/14	08:55:31

