



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	PEYSAKHOV EDUARD
Owner 2:	TURKENICH LARISA
Owner 3:	
Street 1:	17 MORNINGSIDE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	KESHISHIAN - VARTAN
Owner 2:	EBRAHIMI - KESHISHIAN SEDA
Street 1:	17 MORNINGSIDE LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 1.2 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2000, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descrp	%	Item	Code	Descrp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				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		52271		SQUARE FE	PRIME SITE		0	6.78	1.371	R3									485,999						486,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct	
101	700,000		1.200	486,000	1,186,000		0	
							GIS Ref	
							GIS Ref	
Total Card 700,000 1.200 486,000 1,186,000							Entered Lot Size	
Total Parcel 700,000 1.200 486,000 1,186,000							Total Land:	
Source: Market Adj Cost Total Value per SQ unit /Card: 236.49 /Parcel: 236.49							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	700,000	0	1.2	486,000	1,186,000	1,186,000	Year End Roll	9/28/2017
2017	101	FV	665,600	0	1.2	458,800	1,124,400	1,124,400	Year End Roll	9/29/2016
2016	101	FV	643,700	0	1.2	445,100	1,088,800	1,088,800	Year End Roll	1/14/2016
2015	101	FV	637,600	0	1.2	412,200	1,049,800	1,049,800	Year End	10/2/2014
2014	101	FV	612,800	0	1.2	369,200	982,000	982,000	Year End Roll	1/23/2014
2013	101	FV	600,300	0	1.2	358,400	958,700	958,700	Year End Roll	10/25/2012
2012	101	FV	612,800	0	1.2	353,400	966,200	966,200	Year End	1/26/2012
2011	101	FV	756,800	0	1.2	261,200	1,018,000	1,018,000	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KESHISHIAN,VART	67618-128		7/14/2016		1200000	No	No			
EBRAHIMI KESHIS	43891-101		10/14/2004	CONVENIENC	99	No	No			
ANDLEY KAUSHAL	27610-265		8/26/1997	FAMILY	240000	No	No			
CHAING, JAMES T	19140-473		6/23/1988		279000	No	No			

**BUILDING PERMITS**

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
5/9/2000	1952	NEW HOME	350,000	C	6/25/2000			6/25/00 35% 07/01
4/19/2000	1933	DEMOLITI		C	6/25/2000			6/25/00 100%

**ACTIVITY INFORMATION**

Date	Result	By	Name
1/3/2017	SALES INSP	618	G BOURGAULT
9/16/2013	MEAS/EXT INS	25	D ERSKINE
5/5/2007	MEAS/EXT INS	616	D MANZELLO
6/25/2000	MEAS+INSPCTD	611	P MULHERN
2/8/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

Total AC/HA:	1.19998	Total SF/SM:	52271.13	Parcel LUC:	101 ONE FAM	Prime NB Desc:	RES CAT 3	Total:	485,999	SpI Credit:		Total:	486,000
--------------	---------	--------------	----------	-------------	-------------	----------------	-----------	--------	---------	-------------	--	--------	---------

