



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SILVA JOHN
Owner 2:	SILVA BELINDA
Owner 3:	
Street 1:	19 MORNINGSIDE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	CARAS OPHAIR -
Owner 2:	CARAS FLORENCE L -
Street 1:	19 MORNINGSIDE LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2703

NARRATIVE DESCRIPTION

This Parcel contains 1.09 ACRES of land mainly classified as ONE FAM with a(n) SPLIT LEVL Building Built about 1955, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		47480		SQUARE FE	PRIME SITE		0	6.78	1.479	R3									476,254						476,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	126,200	300	1.090	476,300	602,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 187.08						/Parcel: 187.08	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	314,900	300	1.09	476,300	791,500	791,500	Year End Roll	9/28/2017
2017	101	FV	95,000	300	1.09	449,600	544,900	544,900	Year End Roll	9/29/2016
2016	101	FV	93,000	300	1.09	436,200	529,500	529,500	Year End Roll	1/14/2016
2015	101	FV	92,000	300	1.09	403,900	496,200	496,200	Year End	10/2/2014
2014	101	FV	89,200	300	1.09	361,800	451,300	451,300	Year End Roll	1/23/2014
2013	101	FV	87,500	300	1.09	351,200	439,000	439,000	Year End Roll	10/25/2012
2012	101	FV	124,100	300	1.09	275,000	399,400	399,400	Year End	1/26/2012
2011	101	FV	126,100	300	1.09	278,400	404,800	404,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CARAS OPHAIR,	50420-219		12/3/2007		482000	No	No			
	8604-537		11/1/1955		22000	No	No			

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
1/5/2016	6319	RENO-ADD	225,000	O	5/25/2017			Add 2 car garage,
12/28/2007	3867	MANUAL		C				install pellet sto

ACTIVITY INFORMATION

Date	Result	By	Name
10/10/2017	ABATE-INSPEC	618	G BOURGAULT
5/25/2017	PERMIT VISIT	618	G BOURGAULT
9/16/2013	MEAS/EXT INS	25	D ERSKINE
5/12/2007	MEAS/EXT INS	616	D MANZELLO
2/8/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

