



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WEINSTEIN SHARON R
Owner 2:	
Owner 3:	
Street 1:	23 MORNINGSIDE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2703 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains .91 ACRES of land mainly classified as ONE FAM with a(n) RANCH 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:						
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		39639.2		SQUARE FE	PRIME SITE		0	6.78	1.713	R3									460,306						460,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	208,900		0.910	460,300	669,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 269.89						/Parcel: 269.89	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	208,900	0	.91	460,300	669,200	669,200	Year End Roll	9/28/2017
2017	101	FV	206,900	0	.91	434,500	641,400	641,400	Year End Roll	9/29/2016
2016	101	FV	204,900	0	.91	421,600	626,500	626,500	Year End Roll	1/14/2016
2015	101	FV	194,200	0	.91	390,400	584,600	584,600	Year End	10/2/2014
2014	101	FV	186,300	0	.91	349,600	535,900	535,900	Year End Roll	1/23/2014
2013	101	FV	182,300	0	.94	341,400	523,700	523,700	Year End Roll	10/25/2012
2012	101	FV	162,200	600	.94	273,100	435,900	435,900	Year End	1/26/2012
2011	101	FV	167,800	600	.94	276,500	444,900	444,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GARTH, JOHN C.	25699-449		9/29/1995		295000	No	No			
WIRSIG, STANLEY	11422-661		11/19/1967		34000	No	No			

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
4/7/2014	5704	WDK	25,285	C	6/5/2015			Construct a new de
10/19/2012	5202	RENOVATI	11,200	C				replace front door
1/19/2012	4969	RENOVATI	18,750	C	6/11/2012			Interior renovatio
7/26/2011	4802	RENOVATI	21,750	C	6/11/2012			reno existing comm

ACTIVITY INFORMATION

Date	Result	By	Name
6/5/2015	PERMIT VISIT	619	DH
6/11/2012	MEAS/EXT INS	25	D ERSKINE
5/12/2007	MEAS/EXT INS	616	D MANZELLO
2/10/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

