

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	NICHOLS ALEXANDER J
Owner 2:	CHEUNG ANN FENG
Owner 3:	
Street 1:	25 MORNINGSIDE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2703 Type:

PREVIOUS OWNER

Owner 1:	PIERSON - MARIE MARTHA HANAFIN
Owner 2:	-
Street 1:	25 MORNINGSIDE LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2703

NARRATIVE DESCRIPTION

This Parcel contains .93 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, 1 Baths, 1 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		40510.2		SQUARE FE	PRIME SITE		0	6.78	1.682	R3									462,078						462,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	175,200		0.930	462,100	637,300
Total Card	175,200		0.930	462,100	637,300
Total Parcel	175,200		0.930	462,100	637,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		304.37	/Parcel: 304.37

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	175,200	0	.93	462,100	637,300	637,300	Year End Roll	9/28/2017
2017	101	FV	173,400	0	.93	436,200	609,600	609,600	Year End Roll	9/29/2016
2016	101	FV	171,500	0	.93	423,200	594,700	594,700	Year End Roll	1/14/2016
2015	101	FV	167,900	0	.93	391,900	559,800	559,800	Year End	10/2/2014
2014	101	FV	160,700	0	.93	351,000	511,700	511,700	Year End Roll	1/23/2014
2013	101	FV	157,000	0	.96	342,700	499,700	499,700	Year End Roll	10/25/2012
2012	101	FV	157,000	0	.96	274,200	431,200	431,200	Year End	1/26/2012
2011	101	FV	162,500	0	.96	277,600	440,100	440,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PIERSON, MARIE M	69307-526		5/19/2017		741000	No	No			
PIERSON, MARIE M	63791-288		6/23/2014	CONVENIENC	1	No	No			
JEFFREY, JOSEPH	19112-184		6/10/1988		300000	No	No			

TAX DISTRICT

PAT ACCT.

Parcel ID 113 31 0

Date	Time
10/02/18	16:21:51
Date	Time
07/10/18	15:47:50
blakeley	
820	

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/1/2018	7090	MANUAL	9,000	C				Repairs to porch

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2013	MEAS/EXT INS	25	D ERSKINE
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

EXTERIOR INFORMATION

Table with exterior details: Type: 19 - RANCH, Sty Ht: 1 - 1, (Liv) Units: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 1 - WOOD SHING, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir:

BATH FEATURES

Table with bath features: Full Bath: 1 Rating: AVERAGE, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: 1 Rating: AVERAGE, A HBth: , Rating: , OthrFix: 1 Rating: AVERAGE

COMMENTS

Empty comments box.

GENERAL INFORMATION

Table with general info: Grade: C+ - AVG. (+), Year Blt: 1955, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: , Const Mod: , Lump Sum Adj:

OTHER FEATURES

Table with other features: Kits: 1 Rating: AVERAGE, A Kits: , Rating: , Frpl: 2 Rating: AVERAGE, WSFlue: 1 Rating: AVERAGE

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name:

RESIDENTIAL GRID

Table with residential grid: 1st Res Grid Desc: Line 1 # Units 1, Level FY LR DR D K FR RR BR FB HB L O, Other, Upper, Lvl 2, Lvl 1, Lower, Totals RMs: 7 BRs: 3 Baths: 1 HB 1

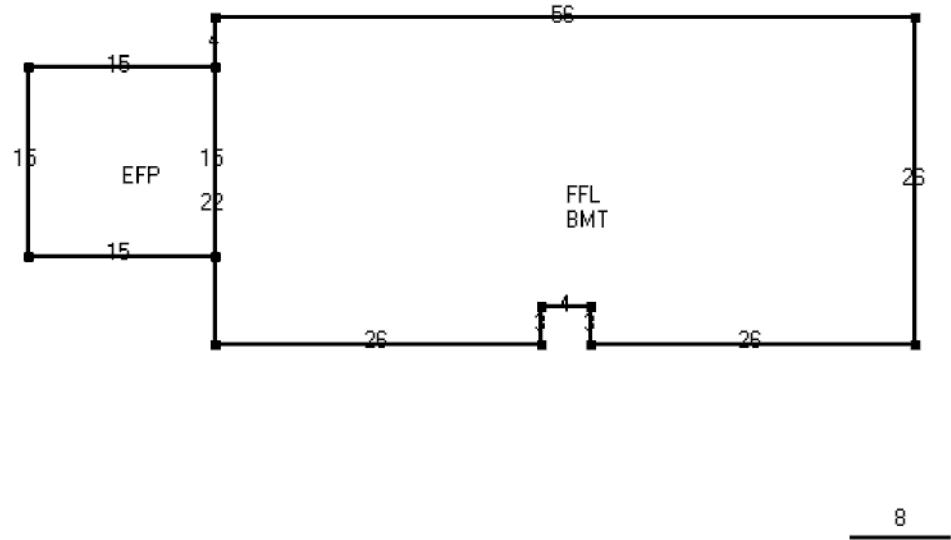
REMODELING

Table with remodeling: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

RES BREAKDOWN

Table with res breakdown: No Unit RMS BRS FL, 1 7 3, Totals 1 7 3

SKETCH



INTERIOR INFORMATION

Table with interior info: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: %, Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors: %, Bsmnt Flr: , Bsmnt Gar: 2, Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 1 - OIL, Heat Type: 1 - FORCED H/A, # Heat Sys: 1, % Heated: 100 % AC: 0, Solar HW: NO Central Vac: NO, % Com Wal: 0 % Sprinkled: 0

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average 30.0%, Functional: %, Economic: %, Special: %, Override: , Total: 30.8%

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 75.00, Size Adj.: 1.16551244, Const Adj.: 1.01999998, Adj \$ / SQ: 89.162, Other Features: 42500, Grade Factor: 1.12, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 253144, Depreciation: 77968, Depreciated Total: 175175

COMPARABLE SALES

Table with comparable sales: Rate Parcel ID Typ Date Sale Price, WtAv\$/SQ: , AvRate: , Ind.Val: 538479.5131, Juris. Factor: , Val/Su Fin: 83.67, Special Features: 0, Val/Su Net: 56.28, Final Total: 175200, Val/Su SzAd: 121.33

SUB AREA

Table with sub area: Code Description Area - SQ Rate - AV Undepr Value, BMT BASEMENT 1,444 32.320 46,672, FFL 1ST FLOOR 1,444 89.160 128,750, EFP ENCL PORCH 225 36.000 8,100, Net Sketched Area: 3,113 Total: 183,522, Size Ad 1444 Gross Area 3113 FinArea 2094

SUB AREA DETAIL

Table with sub area detail: Sub Area % Usbl Descrip % Type Qu # Ten, BMT 100 RRM 45 A 0

SPEC FEATURES/YARD ITEMS

Table for spec features/yard items with columns: Code, Description, A, Y/S, Qty, Size/Dim, Qual, Con, Year, Unit Price, D/S, Dep, LUC, Fact, NB Fa, Appr Value, JCod, JFact, Juris. Value

PARCEL ID

113 31 0

IMAGE



AssessPro Patriot Properties, Inc