

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MERULLO ANTHONY D
Owner 2:	MERULLO DONNA M
Owner 3:	
Street 1:	27 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, 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	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 Infl	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	202,300	2,400	0.910	460,300	665,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 293.05						/Parcel: 293.05	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	202,300	600	.91	460,300	663,200	663,200	Year End Roll	9/28/2017
2017	101	FV	200,400	600	.91	434,500	635,500	635,500	Year End Roll	9/29/2016
2016	101	FV	198,500	600	.91	421,600	620,700	620,700	Year End Roll	1/14/2016
2015	101	FV	194,600	600	.91	390,400	585,600	585,600	Year End	10/2/2014
2014	101	FV	186,800	600	.91	349,600	537,000	537,000	Year End Roll	1/23/2014
2013	101	FV	182,900	600	.94	341,400	524,900	524,900	Year End Roll	10/25/2012
2012	101	FV	182,900	600	.94	273,100	456,600	456,600	Year End	1/26/2012
2011	101	FV	188,700	600	.94	276,500	465,800	465,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MERULLO + COLAN	15217-240		9/15/1983	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/14/2018	MEAS/EXT INS	622	K CUOCO
9/16/2009	MEAS/EXT INS	25	D ERSKINE
11/2/2002	M&L EXTERIOR	615	D VELUTTI
2/10/1996	ENTRY DENIED	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

### EXTERIOR INFORMATION

Type:	19 - RANCH
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 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:	

### GENERAL INFORMATION

Grade:	C+ - AVG. (+)
Year Blt:	1955
Alt LUC:	
Jurisdic:	
Const Mod:	
Lump Sum Adj:	

### 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

### OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

### CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

### INTERIOR INFORMATION

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:			
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:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

### DEPRECIATION

Phys Cond:	AV - Average	30.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		30.8%

### CALC SUMMARY

Basic \$ / SQ:	75.00
Size Adj.:	1.09482765
Const Adj.:	1.01999998
Adj \$ / SQ:	83.754
Other Features:	54044
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	292410
Depreciation:	90062
Depreciated Total:	202348

### COMMENTS

### 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

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

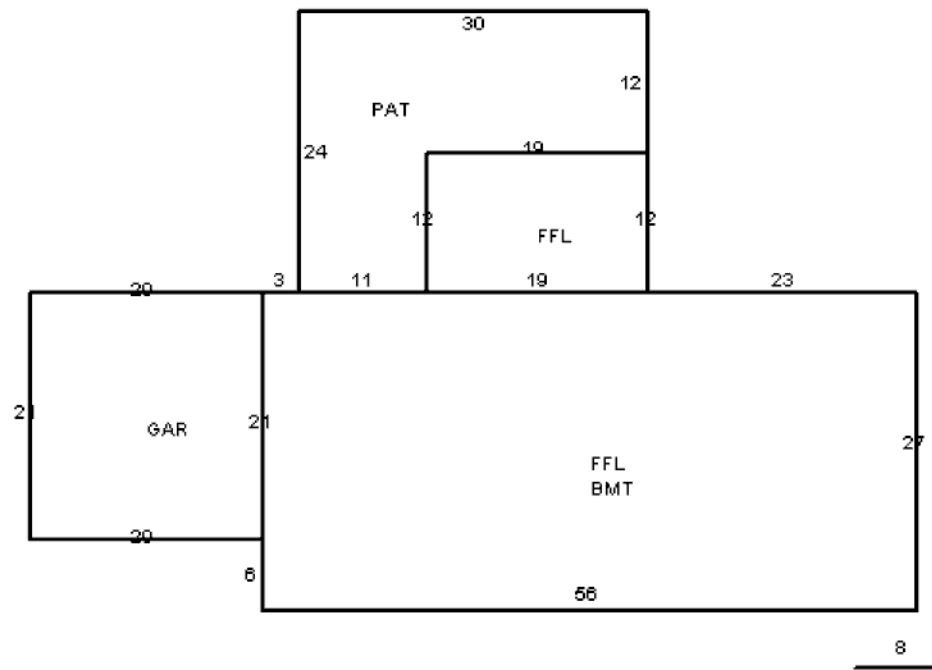
### RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

### COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	579817.2962
Juris. Factor:		Val/Su Fin:		89.16
Special Features:	0	Val/Su Net:		48.58
Final Total:	202300	Val/Su SzAd:		116.26

### SKETCH



### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,740	83.750	145,733	
BMT	BASEMENT	1,512	28.270	42,740	
PAT	PATIO	492	7.000	3,444	
GAR	GARAGE	420	36.000	15,120	
Net Sketched Area:		4,164	Total:	207,037	
Size Ad	1740	Gross Area	4164	FinArea	2269

### SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35	A	0

### SPEC FEATURES/YARD ITEMS

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
2	SHED/FR	D	Y	1	12x16	A	AV	2009	15.00	T	15	101			2,400			2,400

### IMAGE

AssessPro Patriot Properties, Inc

