



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BRIGGS RANDAL L
Owner 2:	
Owner 3:	
Street 1:	31 MORNINGSIDE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2703 Type:

PREVIOUS OWNER

Owner 1:	BRIGGS TR - RANDAL L
Owner 2:	-
Street 1:	31 MORNINGSIDE LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2703

NARRATIVE DESCRIPTION

This Parcel contains .96 ACRES of land mainly classified as ONE FAM with a(n) SPLIT LEVL Building Built about 1956, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		41817		SQUARE FE	PRIME SITE		0	6.78	1.639	R3									464,736						464,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	316,000		0.960	464,700	780,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 171.39						/Parcel: 171.39	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	316,000	0	.96	464,700	780,700	780,700	Year End Roll	9/28/2017
2017	101	FV	205,400	0	.96	438,700	644,100	644,100	Year End Roll	9/29/2016
2016	101	FV	200,900	0	.96	425,700	626,600	626,600	Year End Roll	1/14/2016
2015	101	FV	198,600	0	.96	394,100	592,700	592,700	Year End	10/2/2014
2014	101	FV	189,600	0	.96	353,000	542,600	542,600	Year End Roll	1/23/2014
2013	101	FV	179,400	0	.96	342,700	522,100	522,100	Year End Roll	10/25/2012
2012	101	FV	179,400	0	.96	274,200	453,600	453,600	Year End	1/26/2012
2011	101	FV	166,700	0	.96	277,600	444,300	444,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BRIGGS TR,RANDA	67388-291		6/7/2016	CONVENIENC	10	No	No			
BRIGGS,RANDAL L	66869-111		3/1/2016	FAMILY	100	No	No			
BENDETSON, ANDR	26554-458		8/2/1996		314000	No	No			
FEDERAL NATL MO	25627-484		9/1/1995	FORECLOSURE	200000	No	No			
SOURCE ONE MORT	25286-206		4/14/1995	CONVENIENC	0	No	No			
KILGORE, BENJAM	25247-523		3/28/1995	FORECLOSURE	222641	No	No			
CONROY, FREDERI	20040-203		8/29/1989		273000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/21/2016	6633	SOLAR PA	18,506	O				Install roof mount
5/3/2016	6420	RENO-ADD	110,798	O	5/25/2017			Add garage, master
8/22/2012	5148	RENOVATI	10,500	C	6/25/2013			bath remodel
4/27/2004	2896	RENO-ADD	40,000	C	6/3/2009			Ren lowerlevel & a
1/2/2004	2841	ADDITION	5,000	C	6/12/2004			found to extend lo
7/1/1997	1218	RENOVATI	18,000	C	3/17/1998			3/17/98 100%
6/4/1997	1197	ROOF	2,300	C	3/17/1998			3/17/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2017	PERMIT VISIT	618	G BOURGAULT
6/25/2013	MEAS/EXT INS	25	D ERSKINE
6/3/2009	PERMIT VISIT	25	D ERSKINE
5/29/2008	PERMIT VISIT	100	B MORGAN
5/14/2007	MEAS/EXT INS	100	B MORGAN
6/29/2006	MEAS+INSPCTD	50	J NOONE
5/21/2005	MEAS+INSPCTD	615	D VELUTTI
6/12/2004	MEAS/EXT INS	615	D VELUTTI
11/2/2002	M&L EXTERIOR	615	D VELUTTI

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	21 - SPLIT LEVEL
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:	

BATH FEATURES

Full Bath:	2	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	GOOD
A HBth:		Rating:	
OthrFix:	2	Rating:	AVERAGE

COMMENTS

Sec 14 apt in lower level; Multi-Level home.

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												
	RM:	10	BR:	4	Bath:	2	HB	1				

OTHER FEATURES

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

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:			
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	6 - CERAMIC T 10%		
Bsmnt Flr:			
Bsmnt Gar:	1		
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:	GD - Good		22.0%
Functional:			%
Economic:			%
Special:	NC - NEWCON		20.0%
Override:			%
Total:			38.08%

CALC SUMMARY

Basic \$ / SQ:	75.00
Size Adj.:	0.90540016
Const Adj.:	1.02199996
Adj \$ / SQ:	69.399
Other Features:	75344
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	510262
Depreciation:	194308
Depreciated Total:	315954

REMODELING

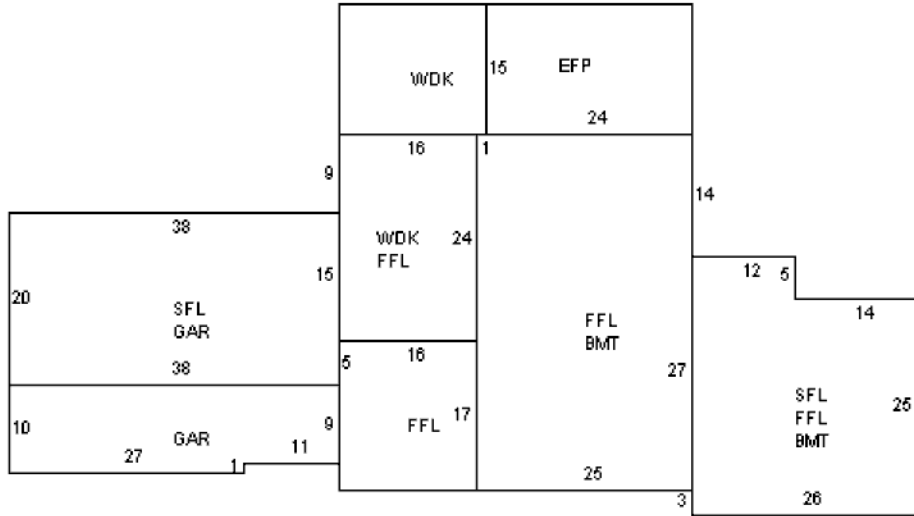
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 152500.0000
Juris. Factor:		Val/Su Fin:	69.37	
Special Features:	0	Val/Su Net:	40.91	
Final Total:	316000	Val/Su SzAd:	81.84	

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,391	69.400	165,933
BMT	BASEMENT	1,735	27.760	48,163
SFL	2ND FLOOR	1,470	69.400	102,016
GAR	GARAGE	1,129	36.000	40,644
WDK	WOOD DECK	639	16.480	10,531
EFF	ENCL PORCH	360	36.000	12,960
Net Sketched Area:		7,724	Total:	380,247
Size Ad	3861	Gross Area	7724	FinArea 4555

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	40	A	0

IMAGE

AssessPro Patriot Properties, Inc

**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

PARCEL ID

113 29 0

More: N	Total Yard Items:		Total Special Features:		Total:	
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