

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MURPHY TR BARTHOLOMEW D
Owner 2:	SILVERSTEIN TR SARA
Owner 3:	WILLBROOK TRUST
Street 1:	39 MORNINGSIDE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2701 Type:

PREVIOUS OWNER

Owner 1:	MURPHY BARTHOLOMEW D -
Owner 2:	SILVERSTEIN SARA -
Street 1:	39 MORNINGSIDE LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2701

NARRATIVE DESCRIPTION

This Parcel contains .96 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1954, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 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:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM
t						

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		41818		SQUARE FE	PRIME SITE		0	6.78	1.639	R3									464,738						464,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	173,900		0.960	464,700	638,600
Total Card		173,900	0.960	464,700	638,600
Total Parcel		173,900	0.960	464,700	638,600
Source: Market Adj Cost		Total Value per SQ unit /Card: 299.19		/Parcel: 299.19	

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	173,900	0	.96	464,700	638,600	638,600	Year End Roll	9/28/2017
2017	101	FV	172,200	0	.96	438,700	610,900	610,900	Year End Roll	9/29/2016
2016	101	FV	170,500	0	.96	425,700	596,200	596,200	Year End Roll	1/14/2016
2015	101	FV	167,100	0	.96	394,100	561,200	561,200	Year End	10/2/2014
2014	101	FV	160,300	0	.96	353,000	513,300	513,300	Year End Roll	1/23/2014
2013	101	FV	181,300	0	.96	342,700	524,000	524,000	Year End Roll	10/25/2012
2012	101	FV	184,500	0	.96	274,200	458,700	458,700	Year End	1/26/2012
2011	101	FV	208,800	0	.96	269,200	478,000	478,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
MURPHY BARTHOLO	44605-311		2/7/2005	CONVENIENC	100	No	No	
ELIAS, EUGENE W	13278-145		9/2/1977		72000	No	No	

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MURPHY BARTHOLO	44605-311		2/7/2005	CONVENIENC	100	No	No			
ELIAS, EUGENE W	13278-145		9/2/1977		72000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/23/2003	2775	RENO-ADD	80,000	C	5/15/2004			rem kit add break
4/13/2001	2202	ROOF		C	6/5/2001			repair
1/31/2001	2156	MANUAL	20,000	C	6/5/2001			replace windows, s
6/4/1996	971-96	FENCE		C	6/3/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2011	MEAS/EXT INS	25	D ERSKINE
4/30/2005	MEAS+INSPCTD	615	D VELUTTI
5/15/2004	MEAS+INSPCTD	615	D VELUTTI
6/5/2001	MEAS/EXT INS	615	D VELUTTI
6/3/1997	MEAS/EXT INS	602	D TUCKER
2/9/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

