



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SIMOES OSVALDO F
Owner 2:	
Owner 3:	
Street 1:	PO BOX 185
Street 2:	
Twn/City:	PINEHURST
St/Prov:	MA Cntry Own Occ: Y
Postal:	01866 Type:

PREVIOUS OWNER

Owner 1:	ARISTA MIGUEL S -
Owner 2:	ARISTA DEANNA S -
Street 1:	15 MORNINGSIDE LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2703

NARRATIVE DESCRIPTION

This Parcel contains .95 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1955, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 2 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		41382		SQUARE FE	PRIME SITE		0	6.78	1.653	R3									463,851						463,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	154,100	400	0.950	463,900	618,400		0
							GIS Ref
							GIS Ref
Total Card	154,100	400	0.950	463,900	618,400	Entered Lot Size	
Total Parcel	154,100	400	0.950	463,900	618,400	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		330.34	/Parcel:	330.34	Insp Date
						Land Unit Type:	10/25/11

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	154,100	400	.95	463,900	618,400	618,400	Year End Roll	9/28/2017
2017	101	FV	151,000	400	.95	437,900	589,300	589,300	Year End Roll	9/29/2016
2016	101	FV	151,000	400	.95	424,900	576,300	576,300	Year End Roll	1/14/2016
2015	101	FV	144,800	400	.95	393,400	538,600	538,600	Year End	10/2/2014
2014	101	FV	143,200	400	.95	352,300	495,900	495,900	Year End Roll	1/23/2014
2013	101	FV	140,100	400	.95	342,100	482,600	482,600	Year End Roll	10/25/2012
2012	101	FV	156,900	400	.95	273,700	431,000	431,000	Year End	1/26/2012
2011	101	FV	160,400	400	.95	271,000	431,800	431,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ARISTA MIGUEL S	45649-395		7/19/2005		550000	No	No			
ARISTA MIGUEL S	28068-182		1/12/1998	CONVENIENC	99	No	No			
WILLIAM A SHAFF	15161-564		8/11/1983		134000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/29/2004	3110	W/S FLUE		C	3/14/2005			

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2011	MEAS/EXT INS	25	D ERSKINE
11/12/2005	ENTRY DENIED	615	D VELUTTI
2/8/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.95000	Total SF/SM:	41382.00	Parcel LUC:	101 ONE FAM	Prime NB Desc:	RES CAT 3	Total:	463,851	SpI Credit:		Total:	463,900
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EXTERIOR INFORMATION

Type:	5	- CAPE
Sty Ht:	1T	- 1T
(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	- AVERAGE	
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	1	- DRYWALL
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: 0
Solar HW:	NO	Central Vac: NO
% Com Wal:	0	% Sprinkled 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	8X12	A	AV	1975	15.00	T	70	101			400			400

More: N	Total Yard Items: 400	Total Special Features:	Total: 400
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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:	AVERAGE
A Kits:		Rating:	
Frp1:	2	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

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

DEPRECIATION

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

CALC SUMMARY

Basic \$ / SQ:	79.00
Size Adj.:	1.07051277
Const Adj.:	1.01999998
Adj \$ / SQ:	86.262
Other Features:	39500
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	222729
Depreciation:	68600
Depreciated Total:	154128

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	RM:	6	BR:	2	Baths:	1	HB:	1				

REMODELING

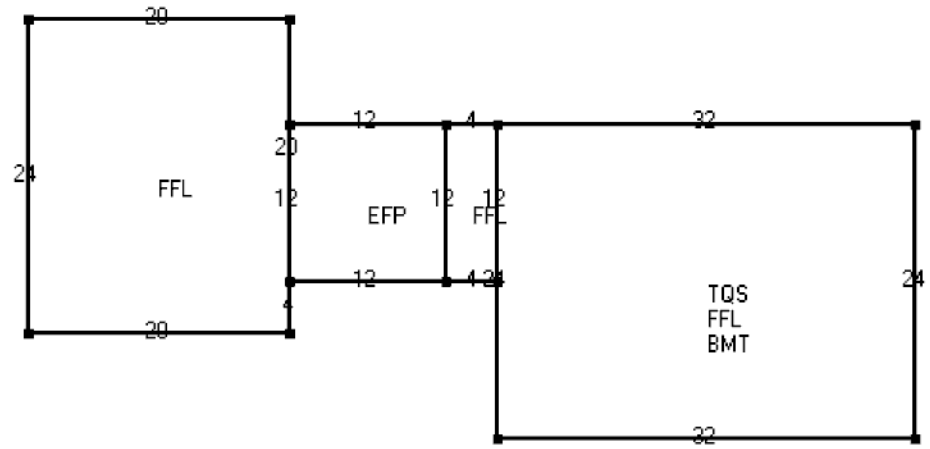
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	1
Totals			
1	6	2	1

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	498178.4313
Juris. Factor:		Val/Su Fin:	82.32	
Special Features:	0	Val/Su Net:	55.35	
Final Total:	154100	Val/Su SzAd:	82.32	

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,296	86.260	111,795	
BMT	BASEMENT	768	21.570	16,562	
TQS	3/4 STORY	576	86.260	49,687	
EFF	ENCL PORCH	144	36.000	5,184	
Net Sketched Area:		2,784	Total:	183,228	
Size Ad	1872	Gross Area	2976	FinArea	1872

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE**PARCEL ID**

113 35 0