



PROPERTY LOCATION

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	384,900	300	1.130	479,800	865,000	3136
Total Card		384,900	300	1.130	479,800	865,000
Total Parcel		384,900	300	1.130	479,800	865,000
Source: Market Adj Cost		Total Value per SQ unit /Card: 186.04		/Parcel: 186.04		

User Acct
0
GIS Ref
GIS Ref
Insp Date
05/23/18

OWNERSHIP

Owner 1:	SHERIDAN HEATHER
Owner 2:	WAMPLER PHYLLIS
Owner 3:	
Street 1:	4 MORNINGSIDE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2704 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	337,700	0	1.13	479,800	817,500	817,500	Year End Roll	9/28/2017
2017	101	FV	328,300	0	1.13	452,900	781,200	781,200	Year End Roll	9/29/2016
2016	101	FV	322,100	0	1.13	439,500	761,600	761,600	Year End Roll	1/14/2016
2015	101	FV	319,000	0	1.13	406,900	725,900	725,900	Year End	10/2/2014
2014	101	FV	297,100	0	1.13	364,400	661,500	661,500	Year End Roll	1/23/2014
2013	101	FV	290,800	0	1.13	353,800	644,600	644,600	Year End Roll	10/25/2012
2012	101	FV	297,100	0	1.13	368,000	665,100	665,100	Year End	1/26/2012
2011	101	FV	446,600	0	1.13	281,500	728,100	728,100	Year End	2/10/2011

Parcel ID 119 26 0

PREVIOUS OWNER

Owner 1:	PREVITE TR - ANN MARIE ROSE
Owner 2:	PREVITE TR - ANN MARIE
Street 1:	4 MORNINGSIDE LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2704

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PREVITE TR,ANN	71257-274		7/2/2018		990000	No	No			
PREVITE,ANN MAR	68346-445		11/4/2016	FAMILY		1	No	No		
PREVITE,ANN MAR	58339-488		1/24/2012	FAMILY		100	No	No		
BIBBO ROBERT,	58339-486		1/24/2012	DIVORCE/ESTA		1	No	No		
CIAMPI LAWRENCE	29560-352		12/18/1998	CHD>SALE	290000	No	No			
CIAMPI, MARY P.	26755-127		10/18/1996	CONVENIENC	100	No	No			
EMILIO CIAMPI	8890-145		1/19/1957	FAMILY		0	No	No		

NARRATIVE DESCRIPTION

This Parcel contains 1.13 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1957, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
10/7/2015	6243	ROOF	14,400	C				Strip and re-roof
5/12/2014	5741	SOLAR PA	22,500	C				Installation of ro
6/21/2002	2515	ADDITION	8,000	C	6/17/2003			addition to sunroo
1/28/1999	1618	ADDITION	65,000	C	6/2/1999			6/25/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2018	MEAS/EXT INS	622	K Cuoco
9/29/2009	MEAS/EXT INS	25	D ERSKINE
6/17/2003	ENTRY DENIED	615	D VELUTTI
11/2/2002	ENTRY DENIED	615	D VELUTTI
1/11/2001	ENTRY DENIED	605	BOA
6/25/2000	MEAS/EXT INS	611	P MULHERN
6/2/1999	MEAS+INSPCTD	602	D TUCKER
2/8/1996	ENTRY DENIED	606	J SMITH

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		49223		SQUARE FE	PRIME SITE		0	6.78	1.438	R3									479,800						479,800	

Total AC/HA:	1.13000	Total SF/SM:	49222.80	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	479,800	Spl Credit	Total:	479,800
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