



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	PELTZ LAWRENCE
Owner 2:	RIEMER NANCY
Owner 3:	
Street 1:	10 MORNINGSIDE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2704 Type:

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

**NARRATIVE DESCRIPTION**

This Parcel contains 1.2 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1954, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 8 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:						
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		52272		SQUARE FE	PRIME SITE		0	6.78	1.371	R3									486,001						486,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	281,800		1.200	486,000	767,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 228.34						/Parcel: 228.34	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	281,800	0	1.2	486,000	767,800	767,800	Year End Roll	9/28/2017
2017	101	FV	276,700	0	1.2	458,800	735,500	735,500	Year End Roll	9/29/2016
2016	101	FV	276,700	0	1.2	445,100	721,800	721,800	Year End Roll	1/14/2016
2015	101	FV	266,600	0	1.2	412,200	678,800	678,800	Year End	10/2/2014
2014	101	FV	264,100	0	1.2	369,200	633,300	633,300	Year End Roll	1/23/2014
2013	101	FV	264,400	0	1.2	358,400	622,800	622,800	Year End Roll	10/25/2012
2012	101	FV	264,400	0	1.2	372,700	637,100	637,100	Year End	1/26/2012
2011	101	FV	362,600	0	1.2	275,800	638,400	638,400	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KURZINA, PETER	25564-170		8/11/1995		385000	No	No			
DONALD NATOLI	12702-528		9/13/1974		62400	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/3/2017	6788	RENO-ADD	17,000	O	4/10/2018			Construct a vestib
2/5/2013	5317	RENOVATI	18,000	C	6/25/2013			bath reno
8/10/1999	1771	KITCHEN	35,000	C	6/4/2000			kitchen addition
10/22/1997	1291	ADDITION	29,000	C	6/2/1998			ENLARGE MSTRBED 10
9/7/1995	798-95	RENOVATI	43,000	C	6/20/1996			

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/25/2013	MEAS+INSPCTD	25	D ERSKINE
9/16/2009	MEAS/EXT INS	25	D ERSKINE
11/2/2002	M&L EXTERIOR	615	D VELUTTI
6/4/2000	MEAS+INSPCTD	611	P MULHERN
6/2/1998	MEAS/EXT INS	602	D TUCKER
5/17/1996	MEAS+INSPCTD	606	J SMITH
2/10/1996	ENTRY DENIED	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

