



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	FRANK ESPEN
Owner 2:	FRANK CYNTHIA
Owner 3:	
Street 1:	14 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 .98 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1956, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 5 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

**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		42689		SQUARE FE	PRIME SITE		0	6.78	1.612	R3									466,509						466,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	129,600	14,300	0.980	466,500	610,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 379.79						/Parcel: 379.79	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	129,600	14300	.98	466,500	610,400	610,400	Year End Roll	9/28/2017
2017	101	FV	128,200	14300	.98	440,400	582,900	582,900	Year End Roll	9/29/2016
2016	101	FV	126,700	14300	.98	427,300	568,300	568,300	Year End Roll	1/14/2016
2015	101	FV	123,900	14300	.98	395,600	533,800	533,800	Year End	10/2/2014
2014	101	FV	118,300	14300	.98	354,400	487,000	487,000	Year End Roll	1/23/2014
2013	101	FV	115,400	14300	.98	344,000	473,700	473,700	Year End Roll	10/25/2012
2012	101	FV	115,400	14200	.98	275,200	404,800	404,800	Year End	1/26/2012
2011	101	FV	119,700	14200	.98	257,500	391,400	391,400	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SWANSON RICHARD	23603-125		8/31/1993		235000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/11/1995	807-95	GARAGE	15,000	C	6/20/1996			

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/28/2011	MEAS/EXT INS	25	D ERSKINE
4/22/2006	MEAS+INSPCTD	615	D VELUTTI
2/10/1996	MEAS+INSPCTD	606	J SMITH
7/20/1995	INSPECTED	600	PA
7/13/1995	MEAS/EXT INS	600	PA
6/14/1994	FIELDREV CHG	600	PA
5/1/1992	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

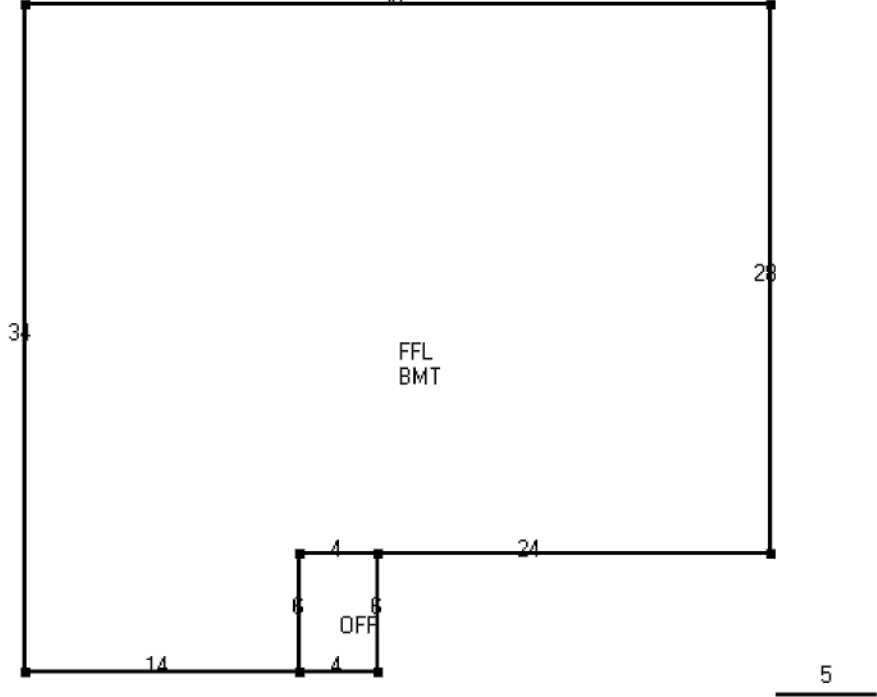
Type:	19	- RANCH
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	1	- WOOD SHING
Sec Wall:	8	- BRICK VEN 25%
Roof Struct:	2	- HIP
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

**BATH FEATURES**

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

**COMMENTS**

**SKETCH**



**GENERAL INFORMATION**

Grade:	C	- AVERAGE	
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

**CONDO INFORMATION**

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

**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	5	BR	3	Bath	1	HB				

**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	5	3	1
Totals			
1	5	3	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	
Bsmnt Flr:	
Bsmnt Gar:	

**DEPRECIATION**

Phys Cond:	AV	- Average	30.0%
Functional:			
Economic:			
Special:			
Override:			
Total:			30.6%

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

**CALC SUMMARY**

Basic \$ / SQ:	75.00
Size Adj.:	1.27264810
Const Adj.:	1.03275001
Adj \$ / SQ:	98.575
Other Features:	33563
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	186693
Depreciation:	57128
Depreciated Total:	129565

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val -34800.00000
Juris. Factor:		Val/Su Fin:	80.65	
Special Features:	0	Val/Su Net:	55.86	
Final Total:	129600	Val/Su SzAd	112.89	

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,148	34.500	39,607	
FFL	1ST FLOOR	1,148	98.570	113,164	
OFF	OPEN PORCH	24	15.000	360	
Net Sketched Area:		2,320	Total:	153,131	
Size Ad	1148	Gross Area	2320	FinArea	1607

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	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	10x10	A	AV	1975	15.00	T	70	101			500			500
3	GARAGE	D	Y	1	22X22	A	AV	1995	36.00	T	21	101			13,800			13,800

**PARCEL ID**

113 1 0

**IMAGE**

AssessPro Patriot Properties, Inc

