



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KIM YANG J
Owner 2:	KIM JANE
Owner 3:	
Street 1:	20 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 .94 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL 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 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		40946		SQUARE FE	PRIME SITE		0	6.78	1.668	R3									462,964						463,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	230,500		0.940	463,000	693,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 256.85						/Parcel: 256.85	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	230,500	0	.94	463,000	693,500	693,500	Year End Roll	9/28/2017
2017	101	FV	224,600	0	.94	437,000	661,600	661,600	Year End Roll	9/29/2016
2016	101	FV	220,600	0	.94	424,000	644,600	644,600	Year End Roll	1/14/2016
2015	101	FV	218,700	0	.94	392,600	611,300	611,300	Year End	10/2/2014
2014	101	FV	204,900	0	.94	351,700	556,600	556,600	Year End Roll	1/23/2014
2013	101	FV	201,000	0	.94	341,400	542,400	542,400	Year End Roll	10/25/2012
2012	101	FV	229,500	0	.94	250,000	479,500	479,500	Year End	1/26/2012
2011	101	FV	233,900	0	.94	253,100	487,000	487,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SILVERSTEIN FRE	23576-546		8/25/1993		270000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/9/2003	2812	RENOVATI	5,000	C	6/12/2004			bathroom
10/3/1997	1285	RENO-ADD	60,000	C	3/28/1998			RM KIT,ADD FRMR 3/

ACTIVITY INFORMATION

Date	Result	By	Name
5/14/2018	MEAS/EXT INS	622	K Cuoco
9/29/2009	MEAS/EXT INS	25	D ERSKINE
6/12/2004	MEAS+INSPCTD	615	D VELUTTI
3/28/1998	MEAS+INSPCTD	602	D TUCKER
2/8/1996	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
11/1/1992	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	6 - COLONIAL		
Sty Ht:	2 - 2		
(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 %:	
Jurisdic:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:	1 - DRYWALL	50%	
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

DEPRECIATION

Phys Cond:	GD - Good	22.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		22.8%

CALC SUMMARY

Basic \$ / SQ:	88.00
Size Adj.:	1.07967031
Const Adj.:	1.01999998
Adj \$ / SQ:	96.911
Other Features:	50750
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	298562
Depreciation:	68072
Depreciated Total:	230490

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
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BATH FEATURES

Full Bath:	1	Rating:	GOOD
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:	GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

REMODELING

Exterior:	
Interior:	
Additions:	1998
Kitchen:	1998
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

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:	3	Baths:	1	HB:	1					

REMODELING

Exterior:							
Interior:							
Additions:	1998						
Kitchen:	1998						
Baths:							
Plumbing:							
Electric:							
Heating:							
General:							
Totals							
No Unit	1	RMS	6	BRS	3	FL	

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:	3	Baths:	1	HB:	1					

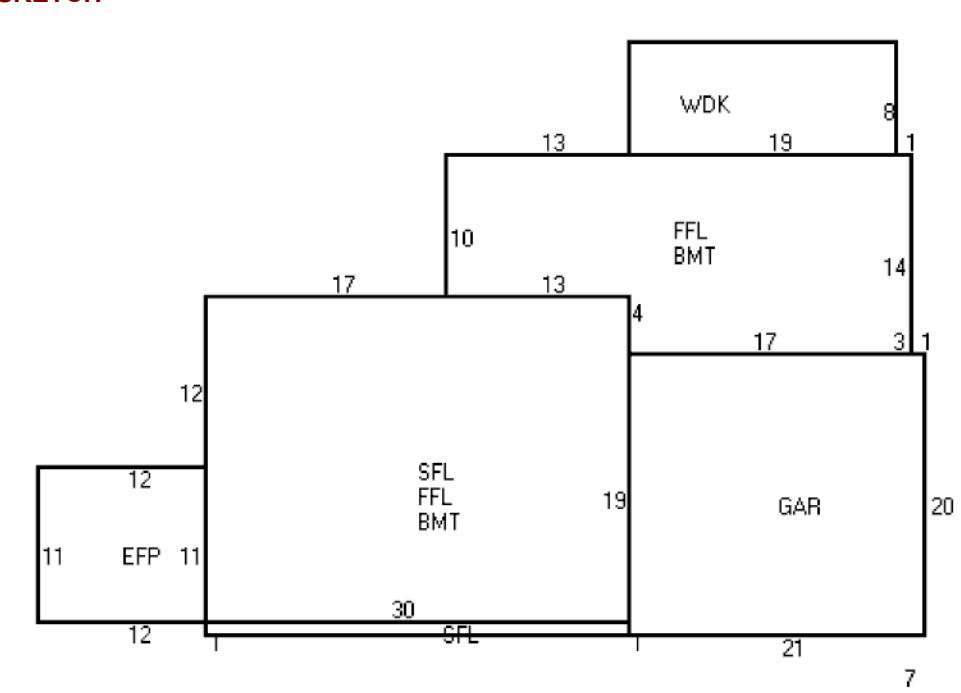
REMODELING

Exterior:	
Interior:	
Additions:	1998
Kitchen:	1998
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	1	RMS	6	BRS	3	FL	
Totals							
1	6	3					

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,100	43.610	47,971	
FFL	1ST FLOOR	1,100	96.910	106,602	
SFL	2ND FLOOR	720	96.910	69,776	
GAR	GARAGE	420	36.000	15,120	
WDK	WOOD DECK	152	23.630	3,591	
EFP	ENCL PORCH	132	36.000	4,752	
Net Sketched Area:		3,624	Total:	247,812	
Size Ad	1820	Gross Area	3624	FinArea	2700

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	0

IMAGE



More: N

Total Yard Items:

Total Special Features:

Total: