



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PAYNE SCOTT L
Owner 2:	PAYNE JILL G
Owner 3:	
Street 1:	26 MORNINGSIDE LANE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	PREVITE TR - ANN MARIE
Owner 2:	-
Street 1:	50 LESLIE RD
Twn/City:	WALTHAM
St/Prov:	MA Cntry
Postal:	02451 1325

NARRATIVE DESCRIPTION

This Parcel contains .94 ACRES of land mainly classified as ONE FAM with a(n) SPLIT LEVL Building Built about 1955, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

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		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	159,800	500	0.940	463,000	623,300		0
							GIS Ref
							GIS Ref
Total Card	159,800	500	0.940	463,000	623,300	Entered Lot Size	
Total Parcel	159,800	500	0.940	463,000	623,300	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		314.64	/Parcel:	314.64	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	159,800	500	.94	463,000	623,300	623,300	Year End Roll	9/28/2017
2017	101	FV	158,100	500	.94	437,000	595,600	595,600	Year End Roll	9/29/2016
2016	101	FV	154,800	500	.94	424,000	579,300	579,300	Year End Roll	1/14/2016
2015	101	FV	153,100	500	.94	392,600	546,200	546,200	Year End	10/2/2014
2014	101	FV	146,500	500	.94	351,700	498,700	498,700	Year End Roll	1/23/2014
2013	101	FV	143,100	500	.94	341,400	485,000	485,000	Year End Roll	10/25/2012
2012	101	FV	160,800	500	.94	273,100	434,400	434,400	Year End	1/26/2012
2011	101	FV	166,500	500	.94	276,500	443,500	443,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PREVITE TR,ANN	65064-334		3/17/2015		662500	No	No			
PREVITE DOMENIC	59023-25		5/3/2012	FAMILY		1	No	No		MOVED TO TRUST
BOBBITT SARAH G	44720-410		3/1/2005		542500	No	No			
BOBBITT LAKE H	27383-062		6/13/1997	FAMILY		99	No	No		
BOBBITT, LAKE H	25192-349		2/24/1995	CONVENIENC		0	No	No		LAKE 60% SARAH 40%
BYRON CARAS	12164		1/19/1972		56500	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
3/8/2005	3133	RENOVATI	3,000	C	6/4/2005			reno & rem non-bea

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2011	MEAS/EXT INS	25	D ERSKINE
11/12/2005	MEAS+INSPCTD	615	D VELUTTI
6/4/2005	MEAS/EXT INS	615	D VELUTTI
2/8/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

