



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	RICHARD TR JOHN J
Owner 2:	RICHARD TR JENNIFER GINSBURG
Owner 3:	RICHARD FAMILY TRUST
Street 1:	7 MATHER ROAD
Street 2:	
Twn/City:	SAN ANSELMO
St/Prov:	CA Cntry Own Occ: Y
Postal:	94960 Type:

PREVIOUS OWNER

Owner 1:	RICHARD - JOHN J
Owner 2:	RICHARD - JENNIFER GINSBURG
Street 1:	7 MATHER ROAD
Twn/City:	SAN ANSELMO
St/Prov:	CA Cntry
Postal:	94960

NARRATIVE DESCRIPTION

This Parcel contains .97 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, 9 Rooms, and 4 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		42253		SQUARE FE	PRIME SITE		0	6.78	1.625	R3									465,623						465,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	193,400	200	0.970	465,600	659,200		0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		349.15	/Parcel:	349.15	Insp Date
						Land Unit Type:	05/14/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	193,400	200	.97	465,600	659,200	659,200	Year End Roll	9/28/2017
2017	101	FV	186,700	200	.97	439,500	626,400	626,400	Year End Roll	9/29/2016
2016	101	FV	183,200	200	.97	426,500	609,900	609,900	Year End Roll	1/14/2016
2015	101	FV	181,500	200	.97	394,900	576,600	576,600	Year End	10/2/2014
2014	101	FV	169,400	200	.97	353,700	523,300	523,300	Year End Roll	1/23/2014
2013	101	FV	165,900	200	.97	343,400	509,500	509,500	Year End Roll	10/25/2012
2012	101	FV	189,700	200	.97	274,700	464,600	464,600	Year End	1/26/2012
2011	101	FV	193,600	200	.97	278,100	471,900	471,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RICHARD,JOHN J	67515-557		6/28/2016	FAMILY		1	No	No		
HOBEN ALLAN,	36035-1		8/1/2002		610000	No	No			
WILLIAM F. BURT	12280-321		9/19/1972		53000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/17/2016	6475	RENOVATI	28,000	C	5/4/2017			Remodel basement b
12/5/1997	1316	RENOVATI		C	3/17/1998			REMOVE INTERIOR WA
9/2/1997	1265	BAYWINDO	3,000	C	3/17/1998			3/17/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
5/14/2018	MEAS+INSPCTD	622	K Cuoco
9/29/2009	MEAS/EXT INS	25	D ERSKINE
12/13/2003	MEAS+INSPCTD	615	D VELUTTI
3/17/1998	MEAS/EXT INS	602	D TUCKER
2/8/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

