



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DIADIUK TR VICKY
Owner 2:	
Owner 3:	VICKY DIADIUK REVOCABLE TRUST
Street 1:	40 MORNINGSIDE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2704 Type:

PREVIOUS OWNER

Owner 1:	DIADIUK VICKY -
Owner 2:	-
Street 1:	40 MORNINGSIDE LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2704

NARRATIVE DESCRIPTION

This Parcel contains 1.08 ACRES of land mainly classified as ONE FAM with a(n) SPLIT LEVL Building Built about 1955, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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:						
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		47045		SQUARE FE	PRIME SITE		0	6.78	1.490	R3									475,370						475,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	129,900	600	1.080	475,400	605,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 407.19						/Parcel: 407.19	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	129,900	600	1.08	475,400	605,900	605,900	Year End Roll	9/28/2017
2017	101	FV	128,700	600	1.08	448,700	578,000	578,000	Year End Roll	9/29/2016
2016	101	FV	126,100	600	1.08	435,400	562,100	562,100	Year End Roll	1/14/2016
2015	101	FV	124,800	600	1.08	403,200	528,600	528,600	Year End	10/2/2014
2014	101	FV	119,800	600	1.08	361,100	481,500	481,500	Year End Roll	1/23/2014
2013	101	FV	146,400	600	1.08	350,600	497,600	497,600	Year End Roll	10/25/2012
2012	101	FV	151,400	600	1.08	280,500	432,500	432,500	Year End	1/26/2012
2011	101	FV	175,200	600	1.08	275,500	451,300	451,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DIADIUK VICKY,	44287-284		12/13/2004	CONVENIENC		1	No	No		
NADJA B. GOULD	18413-221		7/28/1987		360000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/18/2013	5344	WOOD STO		C				install a wood sto
5/15/1997	1182	ROOF	3,000	C	3/17/1998			3/17/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2012	MEAS/EXT INS	618	G BOURGAULT
9/16/2009	MEAS/EXT INS	25	D ERSKINE
11/9/2002	M&L COMPLETE	615	D VELUTTI
3/17/1998	MEAS/EXT INS	602	D TUCKER
2/10/1996	ENTRY DENIED	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

