

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SERVI LESLIE DAVID
Owner 2:	
Owner 3:	
Street 1:	38 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 1.15 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, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 11 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		50094		SQUARE FE	PRIME SITE		0	6.78	1.418	R3									481,571						481,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	225,200	200	1.150	481,600	707,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 263.02						/Parcel: 263.02	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	225,200	200	1.15	481,600	707,000	707,000	Year End Roll	9/28/2017
2017	101	FV	219,100	200	1.15	454,600	673,900	673,900	Year End Roll	9/29/2016
2016	101	FV	215,100	200	1.15	441,100	656,400	656,400	Year End Roll	1/14/2016
2015	101	FV	213,100	200	1.15	408,400	621,700	621,700	Year End	10/2/2014
2014	101	FV	198,900	200	1.15	365,800	564,900	564,900	Year End Roll	1/23/2014
2013	101	FV	207,600	200	1.15	355,100	562,900	562,900	Year End Roll	10/25/2012
2012	101	FV	237,200	200	1.15	284,100	521,500	521,500	Year End	1/26/2012
2011	101	FV	269,800	200	1.15	285,700	555,700	555,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
VARDA TEPPER HA	25366-567		5/26/1995	CONVENIENC		0	No	No		
MARTINI WILLIAM	22155-503		6/25/1992		370000		No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/29/2014	5764	SOLAR PA	43,844	C	7/31/2014			Install solar pane
9/15/2010	4561	ROOF		C				strip & re-roof dw
11/29/2007	3828	MANUAL	4,000	C				repair rotted sill
11/14/2000	2127	MANUAL	12,480	C	6/5/2001			bathroom
4/3/1998	1374	MANUAL	10,000	C	6/2/1998			REMODEL CABINETS 7

ACTIVITY INFORMATION

Date	Result	By	Name
12/18/2012	MEAS+INSPCTD	618	G BOURGAULT
9/16/2009	MEAS/EXT INS	25	D ERSKINE
11/2/2002	M&L EXTERIOR	615	D VELUTTI
6/5/2001	MEAS/EXT INS	615	D VELUTTI
6/2/1998	MEAS/EXT INS	602	D TUCKER
2/10/1996	ENTRY DENIED	606	J SMITH
6/14/1994	FIELDREV CHG	600	PA
8/1/1992	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.15000	Total SF/SM:	50094.00	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	481,571	SpI Credit	Total:	481,600
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**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 %:	
Jurisdct:		Fact.:	
Const Mod:			
Lump Sum Adj:			

**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:		

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:	
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	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		148		A	AV	1955			15.00	T	70	101			200
<b>More:</b> N																		
<b>Total Yard Items:</b> 200																		
<b>Total Special Features:</b>																		
<b>Total:</b> 200																		

**BATH FEATURES**

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

**OTHER FEATURES**

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:	2	Rating:	AVERAGE

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	AV	- Average	30.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			30.8%

**CALC SUMMARY**

Basic \$ / SQ:	88.00
Size Adj.:	0.97321427
Const Adj.:	1.01999998
Adj \$ / SQ:	87.356
Other Features:	50000
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	325423
Depreciation:	100230
Depreciated Total:	225193

**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												
<b>Totals</b>	<b>RM</b> s:	<b>11</b>	<b>BR</b> s:	<b>4</b>	<b>Bath</b> s:	<b>2</b>	<b>HB</b>	<b>1</b>				

**REMODELING**

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

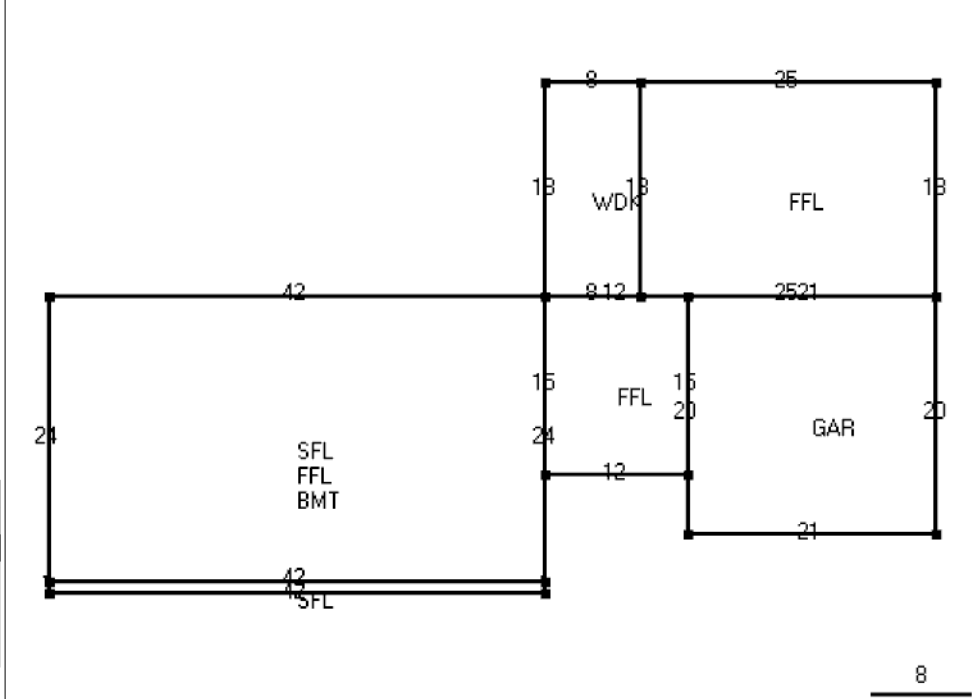
**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	11	4	
<b>Totals</b>			
1	11	4	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 735987.7470
Juris. Factor:		Val/Su Fin:	83.78	
Special Features:	0	Val/Su Net:	52.86	
Final Total:	225200	Val/Su SzAd:	83.78	

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,638	87.360	143,089
SFL	2ND FLOOR	1,050	87.360	91,723
BMT	BASEMENT	1,008	21.840	22,014
GAR	GARAGE	420	36.000	15,120
WDK	WOOD DECK	144	24.150	3,477
<b>Net Sketched Area:</b>		4,260	<b>Total:</b> 275,423	
Size Ad	2688	Gross Area	4260	FinArea 2688

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100				

**IMAGE**

AssessPro Patriot Properties, Inc

