

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ASADORIAN ALAN A
Owner 2:	HAGOPIAN ASADORIAN MELANIE
Owner 3:	
Street 1:	36 MORNINGSIDE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2704 Type:

PREVIOUS OWNER

Owner 1:	ASADORIAN - ALAN A
Owner 2:	HAGOPIAN - ASADORIAN MELANIE
Street 1:	36 MORNINGSIDE LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2704

NARRATIVE DESCRIPTION

This Parcel contains 1.28 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1955, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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		55756		SQUARE FE	PRIME SITE		0	6.78	1.304	R3									493,088						493,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	225,600	600	1.280	493,100	719,300		0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 218.87						/Parcel: 218.87	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	225,600	600	1.28	493,100	719,300	719,300	Year End Roll	9/28/2017
2017	101	FV	223,300	600	1.28	465,500	689,400	689,400	Year End Roll	9/29/2016
2016	101	FV	221,000	600	1.28	451,600	673,200	673,200	Year End Roll	1/14/2016
2015	101	FV	216,300	600	1.28	418,200	635,100	635,100	Year End	10/2/2014
2014	101	FV	204,800	600	1.28	374,500	579,900	579,900	Year End Roll	1/23/2014
2013	101	FV	200,200	600	1.28	363,600	564,400	564,400	Year End Roll	10/25/2012
2012	101	FV	224,200	600	1.28	290,900	515,700	515,700	Year End	1/26/2012
2011	101	FV	231,900	600	1.28	294,500	527,000	527,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ASADORIAN,ALAN	70736-130		3/15/2018	CONVENIENC		1	No	No		
RUSSELL E. RYER	16134-141		5/1/1985		191000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2013	MEAS/EXT INS	25	D ERSKINE
5/12/2007	MEAS/EXT INS	616	D MANZELLO
2/10/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

### EXTERIOR INFORMATION

Type:	19 - RANCH
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	8 - BRICK VEN 25%
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:	100
Solar HW:	NO Central Vac:	NO
% Com Wal:	0 % Sprinkled:	0

### INTERIOR INFORMATION

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

### 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	1	128	A	AV	1955	15.00	T	70	101			600			600

### 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:	1	Rating:	AVERAGE

### OTHER FEATURES

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

### CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

### DEPRECIATION

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

### CALC SUMMARY

Basic \$ / SQ:	75.00
Size Adj.:	0.97205770
Const Adj.:	1.03275001
Adj \$ / SQ:	75.292
Other Features:	51150
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	326015
Depreciation:	100413
Depreciated Total:	225602

### COMMENTS

DEED DATED 3/15/18 BOOK 70736 PAGE 130  
GRANT 50% TO DANIEL ASADORIAN TRUSTEE  
OF ALAN ASADORIAN IRREV TRUST AND  
GRANT 50% TO JACQUELINE FISHBEIN  
TRUSTEE OF MELANIE HAGOPIAN IRREV  
TRUST.

### 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												

### REMODELING

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

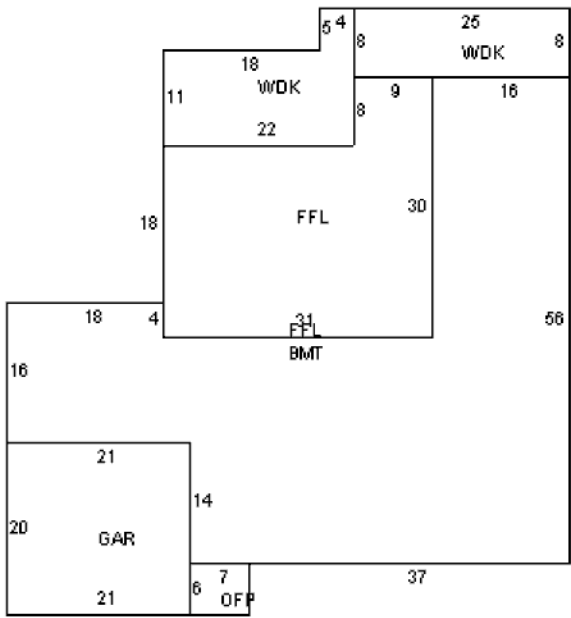
### RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

### COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

### SKETCH



### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,702	75.290	203,439	
BMT	BASEMENT	1,948	24.470	47,667	
WDK	WOOD DECK	462	17.330	8,008	
GAR	GARAGE	420	36.000	15,120	
OFFP	OPEN PORCH	42	15.000	630	
Net Sketched Area:		5,574	Total:	274,864	
Size Ad	2702	Gross Area	5574	FinArea	3286

### SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

### IMAGE

AssessPro Patriot Properties, Inc

