



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PEYSAKHOV EDUARD
Owner 2:	TURKENICH LARISA
Owner 3:	
Street 1:	17 MORNINGSIDE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	KESHISHIAN - VARTAN
Owner 2:	EBRAHIMI - KESHISHIAN SEDA
Street 1:	17 MORNINGSIDE LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.2 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2000, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 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:						
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		52271		SQUARE FE	PRIME SITE		0	7.	1.371	R3									501,769						501,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	753,200		1.200	501,800	1,255,000
Total Card		753,200	1.200	501,800	1,255,000
Total Parcel		753,200	1.200	501,800	1,255,000
Source: Market Adj Cost		Total Value per SQ unit /Card: 250.25		/Parcel: 250.25	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	09/16/13
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	700,000	0	1.2	486,000	1,186,000	1,186,000	Create Final value 2019	6/4/2019
2018	101	FV	700,000	0	1.2	486,000	1,186,000	1,186,000	Year End Roll	9/28/2017
2017	101	FV	665,600	0	1.2	458,800	1,124,400	1,124,400	Year End Roll	9/29/2016
2016	101	FV	643,700	0	1.2	445,100	1,088,800	1,088,800	Year End Roll	1/14/2016
2015	101	FV	637,600	0	1.2	412,200	1,049,800	1,049,800	Year End	10/2/2014
2014	101	FV	612,800	0	1.2	369,200	982,000	982,000	Year End Roll	1/23/2014
2013	101	FV	600,300	0	1.2	358,400	958,700	958,700	Year End Roll	10/25/2012
2012	101	FV	612,800	0	1.2	353,400	966,200	966,200	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KESHISHIAN,VART	67618-128		7/14/2016		1200000	No	No			
EBRAHIMI KESHIS	43891-101		10/14/2004	CONVENIENC	99	No	No			
ANDLEY KAUSHAL	27610-265		8/26/1997	FAMILY	240000	No	No			
CHAING, JAMES T	19140-473		6/23/1988		279000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/9/2000	1952	NEW HOME	350,000	C	6/25/2000			6/25/00 35% 07/01
4/19/2000	1933	DEMOLITI		C	6/25/2000			6/25/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
1/3/2017	SALES INSP	618	G BOURGAULT
9/16/2013	MEAS/EXT INS	25	D ERSKINE
5/5/2007	MEAS/EXT INS	616	D MANZELLO
6/25/2000	MEAS+INSPCTD	611	
2/8/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.19998	Total SF/SM:	52271.13	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	501,769	Spl Credit		Total:	501,800
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