

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-------------------------|
| 27 | | MORNINGSIDE LN, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | MERULLO ANTHONY D |
| Owner 2: | MERULLO DONNA M |
| Owner 3: | |
| Street 1: | 27 MORNINGSIDE LN |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-2703 Type: |

PREVIOUS OWNER

| | |
|-----------|-------|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

NARRATIVE DESCRIPTION

This Parcel contains .91 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, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Descip | % | Item | Code | Descip |
|------------|------|-------------|-----|---------|------|--------|
| 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 | | 39639.2 | | SQUARE FE | PRIME SITE | | 0 | 7. | 1.713 | R3 | | | | | | | | | 475,242 | | | | | | 475,200 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 101 | 221,800 | 2,400 | 0.910 | 475,200 | 699,400 | | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | | | | Land Unit Type: | |
| Total Value per SQ unit /Card: 308.21 | | | | | | /Parcel: 308.21 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2019 | 101 | FV | 202,300 | 2400 | .91 | 460,300 | 665,000 | 665,000 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 202,300 | 600 | .91 | 460,300 | 663,200 | 663,200 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 200,400 | 600 | .91 | 434,500 | 635,500 | 635,500 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 198,500 | 600 | .91 | 421,600 | 620,700 | 620,700 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 194,600 | 600 | .91 | 390,400 | 585,600 | 585,600 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 186,800 | 600 | .91 | 349,600 | 537,000 | 537,000 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 182,900 | 600 | .94 | 341,400 | 524,900 | 524,900 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 182,900 | 600 | .94 | 273,100 | 456,600 | 456,600 | Year End | 1/26/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|-----------|------------|------|-----|-------|-----------------|-------|
| MERULLO + COLAN | 15217-240 | | 9/15/1983 | FAMILY | | 0 No | No | | | |

BUILDING PERMITS

| Date | Number | Descip | Amount | C/O | Last Visit | Fed Code | F. Descip | Comment |
|------|--------|--------|--------|-----|------------|----------|-----------|---------|
| | | | | | | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-----------|
| 5/14/2018 | MEAS/EXT INS | 622 | K Cuoco |
| 9/16/2009 | MEAS/EXT INS | 25 | D ERSKINE |
| 11/2/2002 | M&L EXTERIOR | 615 | |
| 2/10/1996 | ENTRY DENIED | 606 | |

Sign: VERIFICATION OF VISIT NOT DATA

