

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

!822!



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BRIGGS RANDAL L
Owner 2:	
Owner 3:	
Street 1:	31 MORNINGSIDE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2703 Type:

PREVIOUS OWNER

Owner 1:	BRIGGS TR - RANDAL L
Owner 2:	-
Street 1:	31 MORNINGSIDE LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2703

NARRATIVE DESCRIPTION

This Parcel contains .96 ACRES of land mainly classified as ONE FAM with a(n) SPLIT LEVL Building Built about 1956, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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		41817		SQUARE FE	PRIME SITE		0	7.	1.639	R3									479,816						479,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	330,900		0.960	479,800	810,700
Total Card	330,900		0.960	479,800	810,700
Total Parcel	330,900		0.960	479,800	810,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		177.98	/Parcel: 177.98

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

GIS Ref
GIS Ref
Insp Date
06/25/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	316,000	0	.96	464,700	780,700	780,700	Create Final value 2019	6/4/2019
2018	101	FV	316,000	0	.96	464,700	780,700	780,700	Year End Roll	9/28/2017
2017	101	FV	205,400	0	.96	438,700	644,100	644,100	Year End Roll	9/29/2016
2016	101	FV	200,900	0	.96	425,700	626,600	626,600	Year End Roll	1/14/2016
2015	101	FV	198,600	0	.96	394,100	592,700	592,700	Year End	10/2/2014
2014	101	FV	189,600	0	.96	353,000	542,600	542,600	Year End Roll	1/23/2014
2013	101	FV	179,400	0	.96	342,700	522,100	522,100	Year End Roll	10/25/2012
2012	101	FV	179,400	0	.96	274,200	453,600	453,600	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BRIGGS TR,RANDA	67388-291		6/7/2016	CONVENIENC	10	No	No			
BRIGGS,RANDAL L	66869-111		3/1/2016	FAMILY	100	No	No			
BENDETSON, ANDR	26554-458		8/2/1996		314000	No	No			
FEDERAL NATL MO	25627-484		9/1/1995	FORECLOSURE	200000	No	No			
SOURCE ONE MORT	25286-206		4/14/1995	CONVENIENC	0	No	No			
KILGORE, BENJAM	25247-523		3/28/1995	FORECLOSURE	222641	No	No			
CONROY, FREDERI	20040-203		8/29/1989		273000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/21/2016	6633	SOLAR PA	18,506	C				Install roof mount
5/3/2016	6420	RENO-ADD	110,798	C	5/25/2017			Add garage, master
8/22/2012	5148	RENOVATI	10,500	C	6/25/2013			bath remodel
4/27/2004	2896	RENO-ADD	40,000	C	6/3/2009			Ren lowerlevel & a
1/2/2004	2841	ADDITION	5,000	C	6/12/2004			found to extend lo
7/1/1997	1218	RENOVATI	18,000	C	3/17/1998			3/17/98 100%
6/4/1997	1197	ROOF	2,300	C	3/17/1998			3/17/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	PERMIT VISIT	622	K Cuoco
5/25/2017	PERMIT VISIT	618	G BOURGAULT
6/25/2013	MEAS/EXT INS	25	D ERSKINE
6/3/2009	PERMIT VISIT	25	D ERSKINE
5/29/2008	PERMIT VISIT	100	
5/14/2007	MEAS/EXT INS	100	
6/29/2006	MEAS+INSPCTD	50	
5/21/2005	MEAS+INSPCTD	615	
6/12/2004	MEAS/EXT INS	615	

Sign: VERIFICATION OF VISIT NOT DATA

