

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FRANK ESPEN
Owner 2:	FRANK CYNTHIA
Owner 3:	
Street 1:	14 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 .98 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1956, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 5 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:				Topo		
D				Street	1	PAVED
s				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		42689		SQUARE FE	PRIME SITE		0	7.	1.612	R3									481,647						481,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	143,700	14,300	0.980	481,600	639,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 397.96						/Parcel: 397.96	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	129,600	14300	.98	466,500	610,400	610,400	Create Final value 2019	6/4/2019
2018	101	FV	129,600	14300	.98	466,500	610,400	610,400	Year End Roll	9/28/2017
2017	101	FV	128,200	14300	.98	440,400	582,900	582,900	Year End Roll	9/29/2016
2016	101	FV	126,700	14300	.98	427,300	568,300	568,300	Year End Roll	1/14/2016
2015	101	FV	123,900	14300	.98	395,600	533,800	533,800	Year End	10/2/2014
2014	101	FV	118,300	14300	.98	354,400	487,000	487,000	Year End Roll	1/23/2014
2013	101	FV	115,400	14300	.98	344,000	473,700	473,700	Year End Roll	10/25/2012
2012	101	FV	115,400	14200	.98	275,200	404,800	404,800	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SWANSON RICHARD	23603-125		8/31/1993		235000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/11/1995	807-95	GARAGE	15,000	C	6/20/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
10/28/2011	MEAS/EXT INS	25	D ERSKINE
4/22/2006	MEAS+INSPCTD	615	
2/10/1996	MEAS+INSPCTD	606	
7/20/1995	INSPECTED	600	
7/13/1995	MEAS/EXT INS	600	
6/14/1994	FIELDREV CHG	600	
5/11/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

