



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-------------------------|
| 9 | | MORNINGSIDE LN, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | CONWAY MARK |
| Owner 2: | SCATAMACCHIA MARY |
| Owner 3: | |
| Street 1: | 9 MORNINGSIDE LN |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773 Type: |

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .96 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1955, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 14 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 Infru | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|------------|-----------|------------|------------|-------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | ONE FAM | | 41816.8 | | SQUARE FE | PRIME SITE | | 0 | 7. | 1.639 | R3 | | | | | | | | | 479,815 | | | | | | 479,800 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 101 | 427,200 | 4,500 | 0.960 | 479,800 | 911,500 | | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | | | | Land Unit Type: | |
| Total Value per SQ unit /Card: 192.71 | | | | | | /Parcel: 192.71 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2019 | 101 | FV | 415,800 | 4500 | .96 | 464,700 | 885,000 | 885,000 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 415,800 | 4500 | .96 | 464,700 | 885,000 | 885,000 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 405,600 | 2700 | .96 | 438,700 | 847,000 | 847,000 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 405,600 | 2700 | .96 | 425,700 | 834,000 | 834,000 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 390,700 | 2700 | .96 | 394,100 | 787,500 | 787,500 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 386,200 | 2700 | .96 | 353,000 | 741,900 | 741,900 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 378,700 | 2700 | .98 | 344,000 | 725,400 | 725,400 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 378,700 | 1300 | .98 | 357,800 | 737,800 | 737,800 | Year End | 1/26/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-----------------|-------|
| HEINRICH ROBERT | 23889-15 | | 11/10/1993 | | 372000 | No | No | | | |
| BESOMI PAUL | 16704-111 | | 1/10/1986 | | 280000 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------------|--------|----------|---------|-----|------------|----------|----------|--------------------|
| 10/26/2016 | 6606 | WINDOWS | 8,307 | C | | | | Replace 4 windows |
| 9/20/2011 | 4861 | MANUAL | 14,800 | C | | | | 26x30 basketball c |
| 2/1/2008 | 3880 | ADDITION | 140,500 | C | 6/10/2008 | | | demo gar & build n |
| 9/26/2000 | 2093 | ADDITION | 212,000 | C | 6/12/2001 | | | family room, study |
| 9/30/1998 | 1539 | SHED | | C | 3/24/1999 | | | |
| 5/3/1995 | 700-95 | RENOVATI | 32,000 | C | 9/6/1995 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|--------|
| 12/8/2016 | MEAS+INSPCTD | 4 | JG |
| 6/25/2008 | CERT OF OCC | 10 | MARK R |
| 6/10/2008 | MEAS+INSPCTD | 100 | |
| 6/12/2001 | MEAS+INSPCTD | 615 | |
| 3/24/1999 | MEAS/EXT INS | 602 | |
| 2/8/1996 | MEAS+INSPCTD | 606 | |
| 9/6/1995 | PERMIT VISIT | 606 | |

Sign: VERIFICATION OF VISIT NOT DATA

