



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KAMPOURES GEORGE
Owner 2:	KAMPOURES SOFIA
Owner 3:	
Street 1:	5 MORNINGSIDE LANE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	TOROSSIAN - FRED
Owner 2:	TOROSSIAN - ADRINE
Street 1:	1128 TRAPELO RD
Twn/City:	WALTHAM
St/Prov:	MA Cntry
Postal:	02454

NARRATIVE DESCRIPTION

This Parcel contains .94 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1955, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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		40946.4		SQUARE FE	PRIME SITE		0	7.	1.668	R3									477,987						478,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct					
101	556,100	2,900	0.940	478,000	1,037,000	3236	0					
Total Card							556,100	2,900	0.940	478,000	1,037,000	Entered Lot Size
Total Parcel							556,100	2,900	0.940	478,000	1,037,000	Total Land:
Source: Market Adj Cost							Total Value per SQ unit /Card:		188.71	/Parcel:	188.71	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	487,300	2900	.94	463,000	953,200	953,200	Create Final value 2019	6/4/2019
2018	101	FV	487,300	2900	.94	463,000	953,200	953,200	Year End Roll	9/28/2017
2017	101	FV	474,200	2900	.94	437,000	914,100	914,100	Year End Roll	9/29/2016
2016	101	FV	465,400	2900	.94	424,000	892,300	892,300	Year End Roll	1/14/2016
2015	101	FV	461,100	2900	.94	392,600	856,600	856,600	Year End	10/2/2014
2014	101	FV	430,500	2900	.94	351,700	785,100	785,100	Year End Roll	1/23/2014
2013	101	FV	421,800	2900	.98	344,000	768,700	768,700	Year End Roll	10/25/2012
2012	101	FV	480,500	2900	.98	357,800	841,200	841,200	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TOROSSIAN,FRED	70718-134		3/9/2018		1020000	No	No			
PABOOJIAN HAGOP	33609-146		9/7/2001		489000	No	No			
CHARLES HAGOPIA	15069-310		6/20/1983	FAMILY	100000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/18/2007	3651	MANUAL	370,000	C	5/14/2007			add under permit 3
6/9/2006	3455	WDK	30,000	C	6/3/2009			Replace deck
9/20/2005	3277	ADDITION	102,000	C	6/13/2006			add one floor unde
7/18/1995	776-95	SHED	1,200	C	6/20/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
5/14/2018	MEAS/EXT INS	622	K Cuoco
6/3/2009	PERMIT VISIT	25	D ERSKINE
5/14/2007	MEAS+INSPCTD	100	
6/13/2006	MEAS+INSPCTD	615	
2/8/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.94000	Total SF/SM:	40946.40	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	477,987	SpI Credit		Total:	478,000
--------------	---------	--------------	----------	-------------	-------------	---------------	-----------	--------	---------	------------	--	--------	---------

