



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	SERVI LESLIE DAVID
Owner 2:	
Owner 3:	
Street 1:	38 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 1.15 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, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 11 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		50094		SQUARE FE	PRIME SITE		0	7.	1.418	R3									497,197						497,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	237,300	200	1.150	497,200	734,700
Total Card	237,300	200	1.150	497,200	734,700
Total Parcel	237,300	200	1.150	497,200	734,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		273.33	/Parcel: 273.33

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

GIS Ref
GIS Ref
Insp Date
12/18/12

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	225,200	200	1.15	481,600	707,000	707,000	Create Final value 2019	6/4/2019
2018	101	FV	225,200	200	1.15	481,600	707,000	707,000	Year End Roll	9/28/2017
2017	101	FV	219,100	200	1.15	454,600	673,900	673,900	Year End Roll	9/29/2016
2016	101	FV	215,100	200	1.15	441,100	656,400	656,400	Year End Roll	1/14/2016
2015	101	FV	213,100	200	1.15	408,400	621,700	621,700	Year End	10/2/2014
2014	101	FV	198,900	200	1.15	365,800	564,900	564,900	Year End Roll	1/23/2014
2013	101	FV	207,600	200	1.15	355,100	562,900	562,900	Year End Roll	10/25/2012
2012	101	FV	237,200	200	1.15	284,100	521,500	521,500	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
VARDA TEPPER HA	25366-567		5/26/1995	CONVENIENC		0	No	No		
MARTINI WILLIAM	22155-503		6/25/1992		370000		No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/29/2014	5764	SOLAR PA	43,844	C	7/31/2014			Install solar pane
9/15/2010	4561	ROOF		C				strip & re-roof dw
11/29/2007	3828	MANUAL	4,000	C				repair rotted sill
11/14/2000	2127	MANUAL	12,480	C	6/5/2001			bathroom
4/3/1998	1374	MANUAL	10,000	C	6/2/1998			REMODEL CABINETS 7

**ACTIVITY INFORMATION**

Date	Result	By	Name
12/18/2012	MEAS+INSPCTD	618	G BOURGAULT
9/16/2009	MEAS/EXT INS	25	D ERSKINE
11/2/2002	M&L EXTERIOR	615	
6/5/2001	MEAS/EXT INS	615	
6/2/1998	MEAS/EXT INS	602	
2/10/1996	ENTRY DENIED	606	
6/14/1994	FIELDREV CHG	600	
8/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.15000	Total SF/SM:	50094.00	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	497,197	SpI Credit	Total:	497,200
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