



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BRENNAN WILLIAM L
Owner 2:	BRENNAN ELEANOR A
Owner 3:	
Street 1:	34 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 1.1 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, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		47916		SQUARE FE	PRIME SITE		0	7.	1.469	R3									492,624						492,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	185,000	500	1.100	492,600	678,100
Total Card	185,000	500	1.100	492,600	678,100
Total Parcel	185,000	500	1.100	492,600	678,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		304.35	/Parcel: 304.35

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	179,400	500	1.1	477,100	657,000	657,000	Create Final value 2019	6/4/2019
2018	101	FV	179,400	500	1.1	477,100	657,000	657,000	Year End Roll	9/28/2017
2017	101	FV	177,500	500	1.1	450,400	628,400	628,400	Year End Roll	9/29/2016
2016	101	FV	173,700	500	1.1	437,000	611,200	611,200	Year End Roll	1/14/2016
2015	101	FV	171,900	500	1.1	404,700	577,100	577,100	Year End	10/2/2014
2014	101	FV	160,600	500	1.1	362,400	523,500	523,500	Year End Roll	1/23/2014
2013	101	FV	156,900	500	1.1	351,900	509,300	509,300	Year End Roll	10/25/2012
2012	101	FV	181,800	500	1.1	281,500	463,800	463,800	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	8804-185		9/1/1956		23000	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2013	MEAS/EXT INS	25	D ERSKINE
5/12/2007	MEAS+INSPCTD	616	D MANZELLO
2/9/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

Total AC/HA:	1.10000	Total SF/SM:	47916.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	492,624	SpI Credit		Total:	492,600
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