

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DAVID TR WILLIAM S
Owner 2:	HAAS-DAVID TR HEDY
Owner 3:	DAVID & HAAS-DAVID REVOC TRSTS
Street 1:	41 MORNINGSIDE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2701 Type:

PREVIOUS OWNER

Owner 1:	DAVID - WILLIAM S
Owner 2:	HAAS-DAVID - HEDY
Street 1:	41 MORNINGSIDE LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2701

NARRATIVE DESCRIPTION

This parcel contains .94 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1956, having primarily WOOD SHING Exterior and 3271 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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		40946		SQUARE FE	PRIME SITE		0	9.98	1.67	R3									681,474						681,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.940	434,800		681,500	1,116,300
Total Card	0.940	434,800		681,500	1,116,300
Total Parcel	0.940	434,800		681,500	1,116,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		341.30	/Parcel: 341.30

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	354,700	0	.94	661,700	1,016,400		Year End Roll	12/2/2024
2024	101	FV	352,600	0	.94	648,700	1,001,300		Year end	11/9/2023
2023	101	FV	306,900	0	.94	597,500	904,400	904,400	Year end	11/3/2022
2022	101	FV	272,600	0	.94	540,100	812,700	812,700	Year End Roll	10/19/2021
2021	101	FV	255,400	0	.94	478,000	733,400	733,400	Year End Roll	10/15/2020
2020	101	FV	227,400	0	.94	478,000	705,400	705,400	Year End Roll	9/26/2019
2019	101	FV	220,900	0	.94	463,000	683,900	683,900	Create Final va	6/4/2019
2018	101	FV	220,900	0	.94	463,000	683,900	683,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVID,WILLIAM S	80936-515		11/14/2022	CONVENIENC		1	No	No	
ECKEL RICHARD W	48031-444		8/22/2006		750,000	No	No		
ECKHARDT, WILLI	24906-394		10/5/1994		378,675	No	No		
CURTIS, STANLEY	19905-18		6/27/1989		360,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/26/2019	SH-19-0002	SHEET MT	10,000	C				Sheet metal work f
1/2/2019	7294	KITCHEN	250,000	C				Renovate kitchen &
3/10/1995	676-95	MANUAL	24,000	C	7/28/1995			BASEMENT

ACTIVITY INFORMATION

Date	Result	By	Name
12/13/2024	MEAS/EXT INS	6	JN
9/16/2013	MEAS/EXT INS	25	D ERSKINE
5/12/2007	MEAS/EXT INS	616	D MANZELLO
5/13/1996	MEAS+INSPCTD	606	
2/10/1996	ENTRY DENIED	606	
7/28/1995	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	16 2 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
09/26/25	15:18:24

LAST REV

Date	Time
01/08/25	13:48:23

apro 812

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