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1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised: 1,729,600 / 1,729,600
USE VALUE: 1,729,600 / 1,729,600
ASSESSed: 1,729,600 / 1,729,600

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

Table with columns: No, Alt No, Direction/Street/City. Row 1: 17, MORNINGSIDE LN, LINCOLN

OWNERSHIP

Table with columns: Owner 1, Owner 2, Owner 3, Street 1, Street 2, Twn/City, St/Prov, Postal. Row 1: PEYSAKHOV EDUARD, TURKENICH LARISA, 17 MORNINGSIDE LN, LINCOLN, MA, 01773

PREVIOUS OWNER

Table with columns: Owner 1, Owner 2, Street 1, Twn/City, St/Prov, Postal. Row 1: KESHISHIAN - VARTAN, EBRAHIMI - KESHISHIAN SEDA, 17 MORNINGSIDE LN, LINCOLN, MA, 01773

NARRATIVE DESCRIPTION

This parcel contains 1.2 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 2000, having primarily CLAPBOARD Exterior and 5015 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Table with columns: Code, Descrip/No, Amount, Com. Int. (Empty table)

PROPERTY FACTORS

Table with columns: Item, Code, Description, %, Item, Code, Description. Row 1: Z R-1 Single Fam 100 water A SEPTIC

LAND SECTION (First 7 lines only)

Table with columns: 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. Row 1: 101 ONE FAM 52271 SQUARE FE PRIME SITE 0 9.98 1.37 R3 715,380 715,400

IN PROCESS APPRAISAL SUMMARY

Table with columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value. Row 1: 101 1.200 1,014,200 715,400 1,729,600

PREVIOUS ASSESSMENT

Table with columns: Tax Yr, Use, Cat, Bldg Value, Yrd Items, Land Size, Land Value, Total Value, Asses'd Value, Notes, Date. Row 1: 2025 101 FV 958,800 0 1.2 694,600 1,653,400 Year End Roll 12/2/2024

SALES INFORMATION

Table with columns: Grantor, Legal Ref, Type, Date, Sale Code, Sale Price, V, Tst, Verif, Notes. Row 1: KESHISHIAN,VART 67618-128 7/14/2016 1,200,000 No No

BUILDING PERMITS

Table with columns: Date, Number, Descrip, Amount, C/O, Last Visit, Fed Code, F. Descrip, Comment. Row 1: 5/9/2000 1952 NEW HOME 350,000 C 6/25/2000 6/25/00 35% 07/01

ACTIVITY INFORMATION

Table with columns: Date, Result, By, Name. Row 1: 12/13/2024 MEAS/EXT INS 6 JN

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Table with columns: Prior Id #, ASR Map, Fact Dist, Reval Dist, Year, LandReason, BldReason, CivilDistrict, Ratio. Row 1: Prior Id # 1: 16 22 0

Total AC/HA: 1.19998 Total SF/SM: 52271 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 3 Total: 715,380 Spl Credit Total: 715,400

