

113

33

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1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised:

Total Card / Total Parcel

999,200 / 999,200

USE VALUE:

999,200 / 999,200

ASSESSed:

999,200 / 999,200

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SILVA JOHN
Owner 2:	SILVA BELINDA
Owner 3:	
Street 1:	19 MORNINGSIDE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	CARAS OPHAIR -
Owner 2:	CARAS FLORENCE L -
Street 1:	19 MORNINGSIDE LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2703

NARRATIVE DESCRIPTION

This parcel contains 1.09 ACRES of land mainly classified as ONE FAM with a SPLIT LEVEL Building built about 1955, having primarily WOOD SHING Exterior and 3222 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

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		47480		SQUARE FE	PRIME SITE		0	9.98	1.48	R3									701,033						701,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.090	297,900	300	701,000	999,200
Total Card 1.090 297,900 300 701,000 999,200					
Total Parcel 1.090 297,900 300 701,000 999,200					
Source: Market Adj Cost		Total Value per SQ unit /Card:		310.10	/Parcel: 310.10

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	280,400	300	1.09	680,700	961,400		Year End Roll	12/2/2024
2024	101	FV	280,400	300	1.09	667,300	948,000		Year end	11/9/2023
2023	101	FV	260,400	300	1.09	614,600	875,300	875,300	Year end	11/3/2022
2022	101	FV	243,900	300	1.09	555,600	799,800	799,800	Year End Roll	10/19/2021
2021	101	FV	126,200	300	1.09	491,700	618,200	618,200	Year End Roll	10/15/2020
2020	101	FV	130,000	300	1.09	491,700	622,000	622,000	Year End Roll	9/26/2019
2019	101	FV	126,200	300	1.09	476,300	602,800	602,800	Create Final va	6/4/2019
2018	101	FV	314,900	300	1.09	476,300	791,500	791,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARAS OPHAIR,	50420-219		12/3/2007		482,000	No	No		
	8604-537		11/1/1955		22,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/5/2016	6319	RENO-ADD	225,000	O	5/25/2017			Add 2 car garage,
12/28/2007	3867	MANUAL		C				install pellet sto

ACTIVITY INFORMATION

Date	Result	By	Name
8/5/2021	QUESTIONNAIR	624	W Coelho
11/27/2018	PERMIT VISIT	622	K Cuoco
10/10/2017	ABATE-INSPEC	618	G BOURGAULT
5/25/2017	PERMIT VISIT	618	G BOURGAULT
9/16/2013	MEAS/EXT INS	25	D ERSKINE
5/12/2007	MEAS/EXT INS	616	D MANZELLO
2/8/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.08999	Total SF/SM:	47480	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	701,033	SpI Credit		Total:	701,000
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Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	16 23 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	15:19:01

LAST REV

Date	Time
08/05/21	10:07:09

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818

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