

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MILLER TR LAUREN
Owner 2:	BRUNDAGE TR MICHAEL
Owner 3:	25 MORNINGSIDE LANE NOMINEE TR
Street 1:	25 MORNINGSIDE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2703 Type:

PREVIOUS OWNER

Owner 1:	MILLER - LAUREN
Owner 2:	BRUNDAGE - MICHAEL
Street 1:	25 MORNINGSIDE LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2703

NARRATIVE DESCRIPTION

This parcel contains .93 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1955, having primarily WOOD SHING Exterior and 2094 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 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		40510.2		SQUARE FE	PRIME SITE		0	9.98	1.68	R3									680,168						680,200	

Total AC/HA:	0.92999	Total SF/SM:	40510	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	680,168	SpI Credit	Total:	680,200
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.930	395,900		680,200	1,076,100
Total Card	0.930	395,900		680,200	1,076,100
Total Parcel	0.930	395,900		680,200	1,076,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		513.95	/Parcel: 513.95

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	374,100	0	.93	660,400	1,034,500		Year End Roll	12/2/2024
2024	101	FV	364,600	0	.93	647,500	1,012,100		Year end	11/9/2023
2023	101	FV	333,800	0	.93	596,300	930,100	930,100	Year end	11/3/2022
2022	101	FV	209,400	0	.93	539,100	748,500	748,500	Year End Roll	10/19/2021
2021	101	FV	195,100	0	.93	477,100	672,200	672,200	Year End Roll	10/15/2020
2020	101	FV	193,300	0	.93	477,100	670,400	670,400	Year End Roll	9/26/2019
2019	101	FV	175,200	0	.93	462,100	637,300	637,300	Create Final va	6/4/2019
2018	101	FV	175,200	0	.93	462,100	637,300	637,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MILLER,LAUREN	82783-10		5/17/2024	CONVENIENC		1	No	No	
NICHOLS,ALEXAND	79251-448		11/30/2021		1,005,000	No	No		
PIERSON,MARIE M	69307-526		5/19/2017		741,000	No	No		
PIERSON,MARIE M	63791-288		6/23/2014	CONVENIENC		1	No	No	
JEFFREY, JOSEPH	19112-184		6/10/1988		300,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/17/2023	R-23-0256	BATH	10,000	O				Bathroom remodel
8/15/2023	R-23-0200	KITCHEN	26,600	O				Kitchen remodel, n
1/5/2023	R-23-0004	FENCE	30,000	C				Adding fence aroun
6/1/2018	7090	MANUAL	9,000	C	8/13/2018			Repairs to porch

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2022	INFO FR MLS	625	J Frank
9/16/2013	MEAS/EXT INS	25	D ERSKINE
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



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	16 25 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	15:19:15

LAST REV

Date	Time
06/18/24	10:54:01

blakeley 820

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