

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PELTZ TR LAWRENCE
Owner 2:	RIEMER TR NANCY
Owner 3:	PELTZ TRUST / REIMER TRUST
Street 1:	10 MORNINGSIDE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2704 Type:

PREVIOUS OWNER

Owner 1:	PELTZ - LAWRENCE
Owner 2:	RIEMER - NANCY
Street 1:	10 MORNINGSIDE LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2704

NARRATIVE DESCRIPTION

This parcel contains 1.2 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1954, having primarily CLAPBOARD Exterior and 3363 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 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		52272		SQUARE FE	PRIME SITE		0	9.98	1.37	R3									715,383						715,400	

Total AC/HA:	1.20000	Total SF/SM:	52272	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	715,383	SpI Credit	Total:	715,400
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.200	454,100		715,400	1,169,500
Total Card	1.200	454,100		715,400	1,169,500
Total Parcel	1.200	454,100		715,400	1,169,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:	347.81	/Parcel:	347.81

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	427,100	0	1.2	694,600	1,121,700		Year End Roll	12/2/2024
2024	101	FV	424,700	0	1.2	681,000	1,105,700		Year end	11/9/2023
2023	101	FV	372,600	0	1.2	627,200	999,800	999,800	Year end	11/3/2022
2022	101	FV	337,400	0	1.2	567,000	904,400	904,400	Year End Roll	10/19/2021
2021	101	FV	323,400	0	1.2	501,800	825,200	825,200	Year End Roll	10/15/2020
2020	101	FV	290,500	0	1.2	501,800	792,300	792,300	Year End Roll	9/26/2019
2019	101	FV	281,800	0	1.2	486,000	767,800	767,800	Create Final va	6/4/2019
2018	101	FV	281,800	0	1.2	486,000	767,800	767,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PELTZ,LAWRENCE	74866-278		6/11/2020	CONVENIENC	99	No	No		
KURZINA, PETER	25564-170		8/11/1995		385,000	No	No		
DONALD NATOLI	12702-528		9/13/1974		62,400	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/5/2024	R-24-0165	WEATHERI	2,000	C				Weatherization & a
7/28/2021	R-21-0183	SOLAR PA	22,918	C				Install 21 roof-mo
9/13/2018	7198	ROOF	12,500	C				Strip & re-roof dw
7/3/2017	6788	RENO-ADD	17,000	C	4/10/2018			Construct a vestib
2/5/2013	5317	RENOVATI	18,000	C	6/25/2013			bath reno
8/10/1999	1771	KITCHEN	35,000	C	6/4/2000			kitchen addition
10/22/1997	1291	ADDITION	29,000	C	6/2/1998			ENLARGE MSTRBED 10
9/7/1995	798-95	RENOVATI	43,000	C	6/20/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	PERMIT VISIT	622	K Cuoco
6/25/2013	MEAS+INSPCTD	25	D ERSKINE
9/16/2009	MEAS/EXT INS	25	D ERSKINE
11/2/2002	M&L EXTERIOR	615	
6/4/2000	MEAS+INSPCTD	611	
6/2/1998	MEAS/EXT INS	602	
5/17/1996	MEAS+INSPCTD	606	
2/10/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	22 33 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	15:28:43

LAST REV

Date	Time
05/08/25	16:04:41

blakeley 910

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