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1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised: 1,029,500 / 1,029,500
USE VALUE: 1,029,500 / 1,029,500
ASSESSed: 1,029,500 / 1,029,500

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

Table with columns: No, Alt No, Direction/Street/City. Row 1: 12, MORNINGSIDE LN, LINCOLN

OWNERSHIP

Table with columns: Owner 1, Owner 2, Owner 3, Street 1, Street 2, Town/City, St/Prov, Postal, Type. Row 1: MUSMAN JEFFREY L, O'DOHERTY CECELIA NUNEZ, 12 MORNINGSIDE LN, LINCOLN, MA, 01773-2704

PREVIOUS OWNER

Table with columns: Owner 1, Owner 2, Street 1, Town/City, St/Prov, Postal, Type. Row 1: KAYE ALICE S, 12 MORNINGSIDE LN, LINCOLN, MA, 01773-2704

NARRATIVE DESCRIPTION

This parcel contains 1.09 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1954, having primarily WOOD SHING Exterior and 2394 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 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 47480 SQUARE FEPRIME SITE 0 9.98 1.48 R3 701,033 701,000

IN PROCESS APPRAISAL SUMMARY

Table with columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value. Row 1: 101 1.090 327,700 800 701,000 1,029,500

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 309,100 700 1.09 680,700 990,500 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: KAYE ALICE S, 53374-548, 8/12/2009, DIVORCE/ESTA, 477,000, No, No

BUILDING PERMITS

Table with columns: Date, Number, Descrip, Amount, C/O, Last Visit, Fed Code, F. Descrip, Comment. Row 1: 1/25/2017 6665 FINISH B 7,500 C 6/28/2021 Remodel basement f

ACTIVITY INFORMATION

Table with columns: Date, Result, By, Name. Row 1: 7/19/2022 QUESTIONNAIR 625 J Frank

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Table with columns: Prior Id #, ASR Map, Fact Dist, Reval Dist, Year, LandReason, BldReason, CivilDistrict, Ratio. Row 1: Prior Id # 1: 22 34 0

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

