

113

4

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1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

948,900 /

948,900 /

948,900 /

USE VALUE:

ASSESSed:

948,900 /

948,900 /

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	RICHARD TR JOHN J
Owner 2:	RICHARD TR JENNIFER GINSBURG
Owner 3:	RICHARD FAMILY TRUST
Street 1:	7 MATHER ROAD
Street 2:	
Twn/City:	SAN ANSELMO
St/Prov:	CA Cntry Own Occ: Y
Postal:	94960 Type:

PREVIOUS OWNER

Owner 1:	RICHARD - JOHN J
Owner 2:	RICHARD - JENNIFER GINSBURG
Street 1:	7 MATHER ROAD
Twn/City:	SAN ANSELMO
St/Prov:	CA Cntry
Postal:	94960

NARRATIVE DESCRIPTION

This parcel contains .97 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1955, having primarily WOOD SHING Exterior and 1888 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 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		42253		SQUARE FE	PRIME SITE		0	9.98	1.63	R3									685,386						685,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.970	263,300	200	685,400	948,900
Total Card 0.970 263,300 200 685,400 948,900					
Total Parcel 0.970 263,300 200 685,400 948,900					
Source: Market Adj Cost		Total Value per SQ unit /Card:		502.60	/Parcel: 502.60

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	248,600	200	.97	665,500	914,300		Year End Roll	12/2/2024
2024	101	FV	245,200	200	.97	652,400	897,800		Year end	11/9/2023
2023	101	FV	243,500	200	.97	600,900	844,600	844,600	Year end	11/3/2022
2022	101	FV	219,400	200	.97	543,200	762,800	762,800	Year End Roll	10/19/2021
2021	101	FV	205,600	200	.97	480,700	686,500	686,500	Year End Roll	10/15/2020
2020	101	FV	203,800	200	.97	480,700	684,700	684,700	Year End Roll	9/26/2019
2019	101	FV	193,400	200	.97	465,600	659,200	659,200	Create Final va	6/4/2019
2018	101	FV	193,400	200	.97	465,600	659,200	659,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RICHARD,JOHN J	67515-557		6/28/2016	FAMILY		1	No	No	
HOBEN ALLAN,	36035-1		8/1/2002		610,000	No	No		
WILLIAM F. BURT	12280-321		9/19/1972		53,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/17/2016	6475	RENOVATI	28,000	C	5/4/2017			Remodel basement b
12/5/1997	1316	RENOVATI		C	3/17/1998			REMOVE INTERIOR WA
9/2/1997	1265	BAYWINDO	3,000	C	3/17/1998			3/17/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
5/14/2018	MEAS+INSPCTD	622	K Cuoco
9/29/2009	MEAS/EXT INS	25	D ERSKINE
12/13/2003	MEAS+INSPCTD	615	
3/17/1998	MEAS/EXT INS	602	
2/8/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1:	22 38 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:	

