

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MAPLE KAYLA B
Owner 2:	SHEHAN JENNIFER
Owner 3:	
Street 1:	9 MORNINGSIDE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	CONWAY - MARK
Owner 2:	SCATAMACCHIA - MARY
Street 1:	9 MORNINGSIDE LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains .96 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1955, having primarily CLAPBOARD Exterior and 4730 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 3 Bd rms.

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		41816.8		SQUARE FE	PRIME SITE		0	9.98	1.64	R3									684,082						684,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.960	697,000	5,400	684,100	1,386,500
Total Card	0.960	697,000	5,400	684,100	1,386,500
Total Parcel	0.960	697,000	5,400	684,100	1,386,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		293.13	/Parcel: 293.13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	655,400	4900	.96	664,200	1,324,500		Year End Roll	12/2/2024
2024	101	FV	651,700	4900	.96	651,200	1,307,800		Year end	11/9/2023
2023	101	FV	570,800	4900	.96	599,800	1,175,500	1,175,500	Year end	11/3/2022
2022	101	FV	497,400	4500	.96	542,200	1,044,100	1,044,100	Year End Roll	10/19/2021
2021	101	FV	476,200	4500	.96	479,800	960,500	960,500	Year End Roll	10/15/2020
2020	101	FV	427,200	4500	.96	479,800	911,500	911,500	Year End Roll	9/26/2019
2019	101	FV	415,800	4500	.96	464,700	885,000	885,000	Create Final va	6/4/2019
2018	101	FV	415,800	4500	.96	464,700	885,000	885,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONWAY,MARK	84644-190		9/23/2025		1,650,000	No	No		
HEINRICH ROBERT	23889-15		11/10/1993		372,000	No	No		
BESOMI PAUL	16704-111		1/10/1986		280,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/26/2016	6606	WINDOWS	8,307	C				Replace 4 windows
9/20/2011	4861	MANUAL	14,800	C				26x30 basketball c
2/1/2008	3880	ADDITION	140,500	C	6/25/2008			demo gar & build n
9/26/2000	2093	ADDITION	212,000	C	6/12/2001			family room, study
9/30/1998	1539	SHED		C	3/24/1999			
5/3/1995	700-95	RENOVATI	32,000	C	9/6/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2016	MEAS+INSPCTD	4	JG
6/25/2008	CERT OF OCC	10	MARK R
6/10/2008	MEAS+INSPCTD	100	
6/12/2001	MEAS+INSPCTD	615	
3/24/1999	MEAS/EXT INS	602	
2/8/1996	MEAS+INSPCTD	606	
9/6/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1: 22 4 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:

