

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KAMPOURES TR GEORGE
Owner 2:	KAMPOURES TR SOFIA
Owner 3:	KAMPOURES FAMILY TRUST
Street 1:	5 MORNINGSIDE LANE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	KAMPOURES - GEORGE
Owner 2:	KAMPOURES - SOFIA
Street 1:	5 MORNINGSIDE LANE
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains .94 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1955, having primarily WOOD SHING Exterior and 5495 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 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		40946.4		SQUARE FE	PRIME SITE		0	9.98	1.67	R3									681,473						681,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.940	676,600	2,100	681,500	1,360,200
Total Card 0.940 676,600 2,100 681,500 1,360,200					
Total Parcel 0.940 676,600 2,100 681,500 1,360,200					
Source: Market Adj Cost		Total Value per SQ unit /Card:		247.53	/Parcel: 247.53

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	639,800	1900	.94	661,700	1,303,400		Year End Roll	12/2/2024
2024	101	FV	631,400	1900	.94	648,700	1,282,000		Year end	11/9/2023
2023	101	FV	627,100	1900	.94	597,500	1,226,500	1,226,500	Year end	11/3/2022
2022	101	FV	568,000	2900	.94	540,100	1,111,000	1,111,000	Year End Roll	10/19/2021
2021	101	FV	560,500	2900	.94	478,000	1,041,400	1,041,400	Year End Roll	10/15/2020
2020	101	FV	556,100	2900	.94	478,000	1,037,000	1,037,000	Year End Roll	9/26/2019
2019	101	FV	487,300	2900	.94	463,000	953,200	953,200	Create Final va	6/4/2019
2018	101	FV	487,300	2900	.94	463,000	953,200	953,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KAMPOURES,GEORG	82319-546		12/18/2023	CONVENIENC	99	No	No		
TOROSSIAN,FRED	70718-134		3/9/2018		1,020,000	No	No		
PABOOJIAN HAGOP	33609-146		9/7/2001		489,000	No	No		
CHARLES HAGOPIA	15069-310		6/20/1983	FAMILY	100,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/18/2007	3651	MANUAL	370,000	C	5/14/2007			add under permit 3
6/9/2006	3455	WDK	30,000	C	6/3/2009			Replace deck
9/20/2005	3277	ADDITION	102,000	C	6/13/2006			add one floor unde
7/18/1995	776-95	SHED	1,200	C	6/20/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
5/14/2018	MEAS/EXT INS	622	K Cuoco
6/3/2009	PERMIT VISIT	25	D ERSKINE
5/14/2007	MEAS+INSPCTD	100	
6/13/2006	MEAS+INSPCTD	615	
2/8/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1: 2250

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:

