



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WANG LEIGHANNE
Owner 2:	
Owner 3:	
Street 1:	36 MORNINGSIDE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2704 Type:

PREVIOUS OWNER

Owner 1:	ASADORIAN - ALAN A
Owner 2:	HAGOPIAN - ASADORIAN MELANIE
Street 1:	36 MORNINGSIDE LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2704

NARRATIVE DESCRIPTION

This parcel contains 1.28 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1955, having primarily WOOD SHING Exterior and 3286 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 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		55756		SQUARE FE	PRIME SITE		0	9.98	1.30	R3									725,816						725,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.280	428,000	600	725,800	1,154,400
Total Card 1.280 428,000 600 725,800 1,154,400					
Total Parcel 1.280 428,000 600 725,800 1,154,400					
Source: Market Adj Cost		Total Value per SQ unit /Card: 351.27		/Parcel: 351.27	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	350,400	600	1.28	704,700	1,055,700		Year End Roll	12/2/2024
2024	101	FV	341,500	600	1.28	690,900	1,033,000		Year end	11/9/2023
2023	101	FV	312,500	600	1.28	636,400	949,500	949,500	Year end	11/3/2022
2022	101	FV	274,300	600	1.28	575,300	850,200	850,200	Year End Roll	10/19/2021
2021	101	FV	251,100	600	1.28	509,100	760,800	760,800	Year End Roll	10/15/2020
2020	101	FV	248,800	600	1.28	509,100	758,500	758,500	Year End Roll	9/26/2019
2019	101	FV	225,600	600	1.28	493,100	719,300	719,300	Create Final va	6/4/2019
2018	101	FV	225,600	600	1.28	493,100	719,300	719,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ASADORIAN,ALAN	84402-534		7/24/2025		1,600,000	No	No		
ASADORIAN,ALAN	84228-250		6/16/2025	CONVENIENC		1	No	No	
ASADORIAN,ALAN	70736-130		3/15/2018	CONVENIENC		1	No	No	
RUSSELL E. RYER	16134-141		5/1/1985		191,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/10/2023	R-23-0110	KITCHEN	36,110	C				Kitchen remodel
2/23/2023	R-23-0041	BATH	31,444	C				Full bathroom remo

ACTIVITY INFORMATION

Date	Result	By	Name
12/13/2024	MEAS/EXT INS	6	JN
9/16/2013	MEAS/EXT INS	25	D ERSKINE
5/12/2007	MEAS/EXT INS	616	D MANZELLO
2/10/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

