

113

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1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

946,800 /

946,800 /

946,800 /

USE VALUE:

ASSESSed:

946,800 /

946,800 /

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BRENNAN JR WILLIAM L
Owner 2:	
Owner 3:	
Street 1:	34 MORNINGSIDE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2704 Type:

PREVIOUS OWNER

Owner 1:	BRENNAN - WILLIAM L
Owner 2:	BRENNAN - ELEANOR A
Street 1:	34 MORNINGSIDE LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2704

NARRATIVE DESCRIPTION

This parcel contains 1.1 ACRES of land mainly classified as ONE FAM with a SPLIT LEVEL Building built about 1956, having primarily WOOD SHING Exterior and 2228 Square Feet, with 1 Unit, 2 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		47916		SQUARE FE	PRIME SITE		0	9.98	1.47	R3									702,340						702,300	

Total AC/HA:	1.10000	Total SF/SM:	47916	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	702,340	SpI Credit	Total:	702,300
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

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2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.100	244,100	400	702,300	946,800
Total Card	1.100	244,100	400	702,300	946,800
Total Parcel	1.100	244,100	400	702,300	946,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:		424.96	/Parcel: 424.96

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	242,100	400	1.1	681,900	924,400		Year End Roll	12/2/2024
2024	101	FV	242,100	400	1.1	668,600	911,100		Year end	11/9/2023
2023	101	FV	223,900	400	1.1	615,800	840,100	840,100	Year end	11/3/2022
2022	101	FV	207,500	500	1.1	556,700	764,700	764,700	Year End Roll	10/19/2021
2021	101	FV	179,400	500	1.1	492,600	672,500	672,500	Year End Roll	10/15/2020
2020	101	FV	185,000	500	1.1	492,600	678,100	678,100	Year End Roll	9/26/2019
2019	101	FV	179,400	500	1.1	477,100	657,000	657,000	Create Final va	6/4/2019
2018	101	FV	179,400	500	1.1	477,100	657,000	657,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRENNAN, WILLIAM	82712-150		4/29/2024	CONVENIENC		No	No		
	8804-185		9/1/1956		23,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

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+INSPCTD	616	D MANZELLO
2/9/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	



USER DEFINED

Prior Id # 1:	23 9 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:	

PRINT	Date	Time
	09/26/25	15:33:00
LAST REV	Date	Time
	01/07/25	11:05:57
	apro	
	949	

Parcel ID 113 5 0

!949!

