



PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		SUNNYSIDE LN, LINCOLN

OWNERSHIP

Owner 1:	HEDLUND JONATHAN M
Owner 2:	HEDLUND HOLLY A
Owner 3:	
Street 1:	21 SUNNYSIDE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HUI - DEREK C
Owner 2:	HUI - SHARON
Street 1:	21 SUNNYSIDE LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.48 ACRES of land mainly classified as ONE FAM with a(n) SPLIT LEVL Building Built about 1956, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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		64468		SQUARE FE	PRIME SITE		0	6.78	1.169	R3									510,808						510,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	152,800	27,600	1.480	510,800	691,200		0
							GIS Ref
							GIS Ref
Total Card	152,800	27,600	1.480	510,800	691,200	Entered Lot Size	
Total Parcel	152,800	27,600	1.480	510,800	691,200	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		402.57	/Parcel:	402.57	Insp Date
						Land Unit Type:	10/25/11

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	152,800	1400	1.48	510,800	665,000	665,000	Year End Roll	9/28/2017
2017	101	FV	151,400	1400	1.48	482,200	635,000	635,000	Year End Roll	9/29/2016
2016	101	FV	148,600	1400	1.48	467,900	617,900	617,900	Year End Roll	1/14/2016
2015	101	FV	131,500	1400	1.48	380,500	513,400	513,400	Year End	10/2/2014
2014	101	FV	126,100	1400	1.48	341,300	468,800	468,800	Year End Roll	1/23/2014
2013	101	FV	123,400	1400	1.48	331,500	456,300	456,300	Year End Roll	10/25/2012
2012	101	FV	126,500	1400	1.48	301,400	429,300	429,300	Year End	1/26/2012
2011	101	FV	130,600	1400	1.48	305,100	437,100	437,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HUI,DEREK C	64517-228		11/17/2014		622000	No	No			
HUI DEREK C,	48965-381		2/7/2007	FAMILY	1	No	No			
MASHIMO MARTHA,	48097-439		8/31/2006		468000	No	No			
MASHIMO HIROSHI	44372-245		12/27/2004	CONVENIENC	1	No	No			
HAVILAND MAX A,	28008-519		12/23/1997		323000	No	No			
BOWERS, SPOTSWO	26602-282		8/22/1996		320000	No	No			
HUBBARD, WILLIA	16300-42		7/18/1985		190000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/14/2017	6669	BARN	50,000	C	1/16/2018			Construct a barn;
7/18/2016	6502	SIDING	8,000	C				Change the siding
2/24/2015	6010	RENOVATI	1,000	C	6/5/2015			Bathroom remodel
1/13/2015	5995	KITCHEN	70,000	C	6/5/2015			Remodel kitchen an
5/3/2002	2485	MANUAL	4,000	C	6/17/2003			laundry in bath on
3/14/1997	1145-97	SHED	3,000	C	6/3/1997			
12/10/1996	1105-96	RENOVATI	3,000	C	6/3/1997			Bathroom remodel

ACTIVITY INFORMATION

Date	Result	By	Name
1/16/2018	PERMIT VISIT	618	G BOURGAULT
6/5/2015	PERMIT VISIT	619	DH
10/25/2011	MEAS/EXT INS	25	D ERSKINE
11/21/2006	MEAS+INSPCTD	100	B MORGAN
6/17/2003	MEAS/EXT INS	615	D VELUTTI
6/3/1997	MEAS/EXT INS	602	D TUCKER
2/15/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	21	-	SPLIT LEVEL
Sty Ht:	1	-	1
(Liv) Units:	1	Total:	1
Foundation:	1	-	CONCRETE
Frame:	1	-	WOOD
Prime Wall:	1	-	WOOD SHING
Sec Wall:			
Roof Struct:	1	-	GABLE
Roof Cover:	1	-	ASPHALT
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C	-	AVERAGE
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2	-	PLASTER
Sec Int Wall:			
Partition:	T	-	TYPICAL
Prim Floors:	3	-	HARDWOOD
Sec Floors:	6	-	CERAMIC T
Bsmnt Flr:			
Bsmnt Gar:	1		
Electric:	3	-	TYPICAL
Insulation:	2	-	TYPICAL
Int vs Ext:	S		
Heat Fuel:	1	-	OIL
Heat Type:	1	-	FORCED H/A
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	SHED/FR	D	Y	1	10X16	A	AV	1997	15.00	T	40	101			1,400			1,400
32	BARN/LFT	D	Y	1	30x12	G	GD	2017	56.25	T	0	101			20,300			20,300
66	CANOPY	D	Y	1	10x30	A	GD	2017	22.00	T	10	101			5,900			5,900

More:	N	Total Yard Items:	27,600	Total Special Features:		Total:	27,600
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BATH FEATURES

Full Bath:	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	-	Average	30.0%
Functional:				
Economic:				
Special:				
Override:				
Total:				30.6%

CALC SUMMARY

Basic \$ / SQ:	75.00
Size Adj.:	1.21728969
Const Adj.:	1.02199996
Adj \$ / SQ:	93.305
Other Features:	64101
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	220233
Depreciation:	67391
Depreciated Total:	152842

COMMENTS

Barn graded "good" due to electric and water..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM:	7	BR:	3	Baths:	2	HB				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

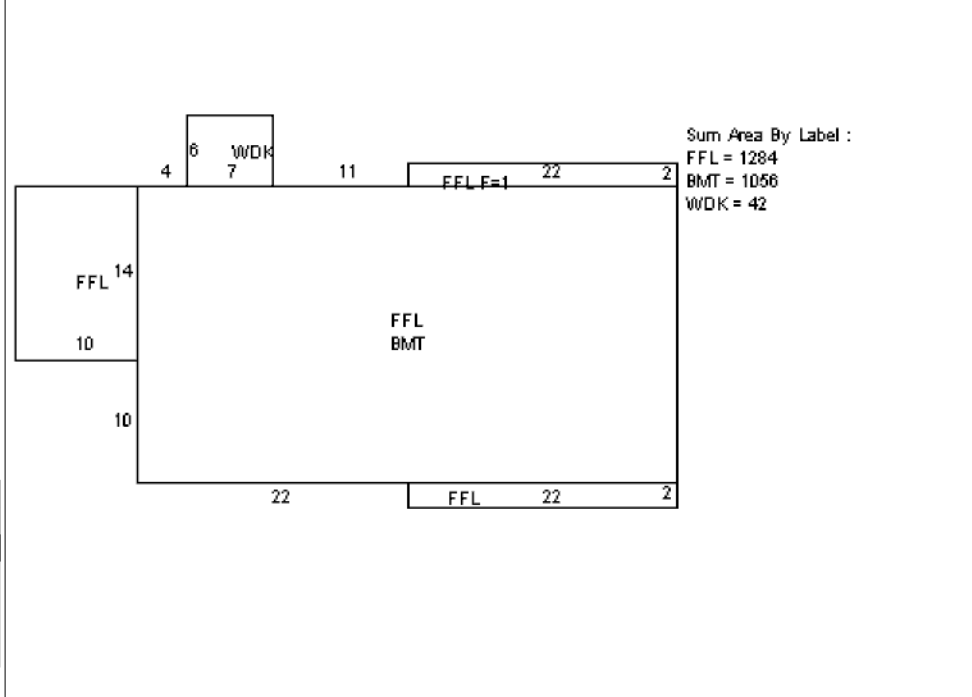
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	505866.9509
Juris. Factor:		Val/Su Fin:		88.99	
Special Features:	0	Val/Su Net:		64.15	
Final Total:	152800	Val/Su SzAd:		119.00	

PARCEL ID

113 24 0

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,284	93.310	119,804	
BMT	BASEMENT	1,056	32.890	34,732	
WDK	WOOD DECK	42	38.000	1,596	
Net Sketched Area:	2,382	Total:		156,132	
Size Ad	1284	Gross Area	2382	Fin Area	1717

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	41	A	

IMAGE

AssessPro Patriot Properties, Inc

