

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LAUGHLAND TR LINDA
Owner 2:	DOWNING TR DANIEL
Owner 3:	LAUGHLAND/DOWNING TRUSTS
Street 1:	15 SUNNYSIDE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1301 Type:

PREVIOUS OWNER

Owner 1:	LAUGHLAND TR - LINDA
Owner 2:	-
Street 1:	15 SUNNYSIDE LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1301

NARRATIVE DESCRIPTION

This Parcel contains 1.15 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, 8 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		50094		SQUARE FE	PRIME SITE		0	6.78	1.418	R3									481,571						481,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	185,000	21,800	1.150	481,600	688,400
Total Card		185,000	21,800	1.150	481,600
Total Parcel		185,000	21,800	1.150	481,600
Source: Market Adj Cost		Total Value per SQ unit /Card:		304.49	/Parcel: 304.49

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

GIS Ref
GIS Ref
Insp Date
05/29/08

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	185,000	21800	1.15	481,600	688,400	688,400	Year End Roll	9/28/2017
2017	101	FV	183,100	21800	1.15	454,600	659,500	659,500	Year End Roll	9/29/2016
2016	101	FV	179,300	21800	1.15	441,100	642,200	642,200	Year End Roll	1/14/2016
2015	101	FV	165,700	21800	1.15	408,400	595,900	595,900	Year End	10/2/2014
2014	101	FV	158,100	21800	1.15	365,800	545,700	545,700	Year End Roll	1/23/2014
2013	101	FV	154,400	21800	1.15	355,100	531,300	531,300	Year End Roll	10/25/2012
2012	101	FV	180,900	21800	1.15	284,100	486,800	486,800	Year End	1/26/2012
2011	101	FV	187,600	21800	1.15	287,700	497,100	497,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LAUGHLAND TR,LI	69812-205		8/23/2017	FAMILY		1	No	No		
DOWNING,DANIEL	69812-193		8/23/2017	FAMILY		1	No	No		
COOK, JACQUELIN	15899-39		11/29/1984		150000	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/11/2014	5866	RENOVATI	18,000	C	10/2/2014			bathroom remodel
7/10/2014	5823	KITCHEN	23,400	C	10/2/2014			remodel kitchen
6/12/2013	5445	FENCE		C				fence as shown on
11/29/2007	3827	GARAGE	43,500	C	5/29/2008			24x24 2 car detach
11/5/2001	2392	MANUAL	750	C				propane stove & fl

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2015	CERT OF OCC	619	DH
5/29/2008	MEAS/EXT INS	100	B MORGAN
5/12/2007	MEAS/EXT INS	616	D MANZELLO
2/9/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.15000	Total SF/SM:	50094.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	481,571	SpI Credit		Total:	481,600
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