

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	JEWART ERIC C
Owner 2:	JEWART MELISSA R
Owner 3:	
Street 1:	7 SUNNYSIDE LANE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DEBARYSHE - PAUL
Owner 2:	DEBARYSHE - LOUISE
Street 1:	7 SUNNYSIDE LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1301

NARRATIVE DESCRIPTION

This Parcel contains 1.09 ACRES of land mainly classified as ONE FAM with a(n) SPLIT LEVL Building Built about 1953, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		47480		SQUARE FE	PRIME SITE		0	6.78	1.479	R3									476,254						476,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	181,700	100	1.090	476,300	658,100
Total Card	181,700	100	1.090	476,300	658,100
Total Parcel	181,700	100	1.090	476,300	658,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		360.80	/Parcel: 360.80

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	181,700	100	1.09	476,300	658,100	658,100	Year End Roll	9/28/2017
2017	101	FV	179,900	100	1.09	449,600	629,600	629,600	Year End Roll	9/29/2016
2016	101	FV	176,200	100	1.09	436,200	612,500	612,500	Year End Roll	1/14/2016
2015	101	FV	174,400	100	1.09	403,900	578,400	578,400	Year End	10/2/2014
2014	101	FV	167,200	100	1.09	361,800	529,100	529,100	Year End Roll	1/23/2014
2013	101	FV	163,600	100	1.09	351,200	514,900	514,900	Year End Roll	10/25/2012
2012	101	FV	170,800	100	1.09	281,000	451,900	451,900	Year End	1/26/2012
2011	101	FV	176,500	100	1.09	284,500	461,100	461,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DEBARYSHE,PAUL	64059-524		8/11/2014		620000	No	No			
HALL, HENRY P.	11441-526		12/19/1967		34500	No	No			Death Cert for Paul Bk61553 pg120

TAX DISTRICT

PAT ACCT.

Parcel ID 113 28 0

Date	Time
10/02/18	16:19:35
Date	Time
02/02/16	11:49:28
apro	
800	

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
9/14/2015	6226	ROOF	15,980	C				Strip and re-roof
4/21/2015	6061	RENOVATI	14,000	C	9/10/2015			Patch drywall & in
10/16/2003	2796	W/S FLUE		C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/18/2013	MEAS/EXT INS	25	D ERSKINE
5/12/2007	MEAS/EXT INS	616	D MANZELLO
2/9/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

