

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PEATTIE ROBERT A
Owner 2:	KIM ADELINE Y
Owner 3:	
Street 1:	16C NORTH COMMON
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	EPPLING TR - FREDERIC J
Owner 2:	EPPLING TR - SARAH J
Street 1:	12 SUNNYSIDE LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1302

NARRATIVE DESCRIPTION

This Parcel contains 1.11 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 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		48351		SQUARE FE	PRIME SITE		0	6.78	1.458	R3									478,026						478,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	181,900	1,100	1.110	478,000	661,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 396.66						/Parcel: 396.66	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	181,900	1100	1.11	478,000	661,000	661,000	Year End Roll	9/28/2017
2017	101	FV	177,800	1100	1.11	451,200	630,100	630,100	Year End Roll	9/29/2016
2016	101	FV	174,300	1100	1.11	437,800	613,200	613,200	Year End Roll	1/14/2016
2015	101	FV	172,500	1100	1.11	405,400	579,000	579,000	Year End	10/2/2014
2014	101	FV	165,500	1100	1.11	363,100	529,700	529,700	Year End Roll	1/23/2014
2013	101	FV	161,900	1100	1.11	352,500	515,500	515,500	Year End Roll	10/25/2012
2012	101	FV	166,400	1100	1.11	282,000	449,500	449,500	Year End	1/26/2012
2011	101	FV	171,800	1100	1.11	285,500	458,400	458,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
EPPLING TR,FRED	67411-44		6/9/2016		675000	No	No			
EPPLING, FREDER	26029-365		2/6/1996	CONVENIENC	0	No	No			PUT IN TRUST
	8769-472		7/1/1956		23500	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
10/17/2003	2797	SHED		C	6/12/2004			rep old shed

ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2012	MEAS+INSPCTD	618	G BOURGAULT
9/29/2009	MEAS+INSPCTD	25	D ERSKINE
6/12/2004	MEAS/EXT INS	615	D VELUTTI
5/7/1996	MEAS+INSPCTD	606	J SMITH
2/10/1996	ENTRY DENIED	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.10999	Total SF/SM:	48351.16	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	478,026	SpI Credit		Total:	478,000
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