

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	YI TR JEN-HUA MARK
Owner 2:	YI TR CHEN-YING LU
Owner 3:	20 SUNNYSIDE LANE REALTY TRUST
Street 1:	10 BAKERS HILL ROAD
Street 2:	
Twn/City:	WESTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02493 Type:

PREVIOUS OWNER

Owner 1:	YI CHENG YING LU -
Owner 2:	YI JEN HUA MARK -
Street 1:	10 BAKERS HILL RD
Twn/City:	WESTON
St/Prov:	MA Cntry
Postal:	02193-1709

NARRATIVE DESCRIPTION

This Parcel contains 1.1 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1955, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 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 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	6.78	1.469	R3									477,141						477,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	158,600		1.100	477,100	635,700		0
							GIS Ref
							GIS Ref
						Entered Lot Size	
						Total Land:	
						Land Unit Type:	
Total Card		158,600	1.100	477,100	635,700		
Total Parcel		158,600	1.100	477,100	635,700		
Source: Market Adj Cost		Total Value per SQ unit /Card: 347.19		/Parcel: 347.19			

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	158,600	0	1.1	477,100	635,700	635,700	Year End Roll	9/28/2017
2017	101	FV	157,000	0	1.1	450,400	607,400	607,400	Year End Roll	9/29/2016
2016	101	FV	155,400	0	1.1	437,000	592,400	592,400	Year End Roll	1/14/2016
2015	101	FV	152,200	0	1.1	404,700	556,900	556,900	Year End	10/2/2014
2014	101	FV	145,900	0	1.1	362,400	508,300	508,300	Year End Roll	1/23/2014
2013	101	FV	142,700	0	1.1	351,900	494,600	494,600	Year End Roll	10/25/2012
2012	101	FV	142,700	0	1.1	281,500	424,200	424,200	Year End	1/26/2012
2011	101	FV	147,500	0	1.1	285,000	432,500	432,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
YI CHENG YING L	48448-200		11/6/2006	FAMILY		1 No	No			
HAYTAYAN, HARRY	16101-560		4/12/1985		183000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

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

Sign: VERIFICATION OF VISIT NOT DATA

