



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	JOANNIDIS CONSTANTINE
Owner 2:	JOANNIDIS SUSANNA VC
Owner 3:	
Street 1:	22 SUNNYSIDE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	Felegian - Peter
Owner 2:	Felegian - Marian O
Street 1:	22 Sunnyside Ln
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-1302

NARRATIVE DESCRIPTION

This Parcel contains .96 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1957, Having Primarily CLAPBOARD 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		41817		SQUARE FE	PRIME SITE		0	6.78	1.639	R3									464,736						464,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	201,700	200	0.960	464,700	666,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 356.66						/Parcel: 356.66	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	201,700	200	.96	464,700	666,600	666,600	Year End Roll	9/28/2017
2017	101	FV	199,700	200	.96	438,700	638,600	638,600	Year End Roll	9/29/2016
2016	101	FV	197,600	200	.96	425,700	623,500	623,500	Year End Roll	1/14/2016
2015	101	FV	205,100	200	.96	394,100	599,400	599,400	Year End	10/2/2014
2014	101	FV	196,900	200	.96	353,000	550,100	550,100	Year End Roll	1/23/2014
2013	101	FV	169,700	200	.96	342,700	512,600	512,600	Year End Roll	10/25/2012
2012	101	FV	169,700	200	.96	274,200	444,100	444,100	Year End	1/26/2012
2011	101	FV	175,700	700	.96	277,600	454,000	454,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Felegian, Peter	60087-195		9/25/2012		627000	No	No			
	9001-83		8/1/1957		28000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/5/2015	6022	RENO-ADD	52,300	C	6/5/2015			Extend master bedr
10/5/2012	5181	RENOVATI	12,000	C	1/17/2013			reno bath
12/16/1999	1860	MANUAL		C	5/29/2000			fill in swimming p

ACTIVITY INFORMATION

Date	Result	By	Name
6/5/2015	PERMIT VISIT	619	DH
6/25/2013	MEAS/EXT INS	25	D ERSKINE
5/12/2007	MEAS/EXT INS	616	D MANZELLO
5/29/2000	MEAS/EXT INS	611	P MULHERN
2/12/1996	MEAS+INSPCTD	606	J SMITH

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

