



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	WANG TR YANTSE
Owner 2:	ZHANG TR WEI YI
Owner 3:	WANG ZHANG REVOCABLE TRUST
Street 1:	25 SUNNYSIDE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1301 Type:

**PREVIOUS OWNER**

Owner 1:	WANG - YANTSE
Owner 2:	ZHANG - WEI YI
Street 1:	25 SUNNYSIDE LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1301

**NARRATIVE DESCRIPTION**

This Parcel contains 1.34 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1956, Having Primarily WOOD SHING 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		58370		SQUARE FE	PRIME SITE		0	7.	1.196	R3			WETLAN	-5					488,848						488,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	366,900		1.340	488,800	855,700
Total Card		366,900	1.340	488,800	855,700
Total Parcel		366,900	1.340	488,800	855,700
Source: Market Adj Cost		Total Value per SQ unit /Card: 317.87		/Parcel: 317.87	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	09/16/09
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**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	370,300	0	1.34	473,500	843,800	843,800	Create Final value 2019	6/4/2019
2018	101	FV	370,300	0	1.34	498,400	868,700	868,700	Year End Roll	9/28/2017
2017	101	FV	354,600	0	1.34	470,500	825,100	825,100	Year End Roll	9/29/2016
2016	101	FV	348,300	0	1.34	456,500	804,800	804,800	Year End Roll	1/14/2016
2015	101	FV	335,800	0	1.34	422,700	758,500	758,500	Year End	10/2/2014
2014	101	FV	332,600	0	1.34	378,600	711,200	711,200	Year End Roll	1/23/2014
2013	101	FV	326,300	0	1.34	367,600	693,900	693,900	Year End Roll	10/25/2012
2012	101	FV	352,500	0	1.34	285,200	637,700	637,700	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WANG,YANTSE	73150-520		8/21/2019	FAMILY		1	No	No		
SABBAG EVELYN J	23795-27		10/21/1993	OTHER	188000	No	No			ESTATE SALE
	8736-362		6/19/1956		20500	No	No			

**TAX DISTRICT**

**PAT ACCT.**

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/6/2001	2311	ADDITION	235,500	C	6/29/2002			add of 2nd fl, gar

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/16/2009	MEAS+INSPCTD	25	D ERSKINE
6/29/2002	MEAS+INSPCTD	613	
2/15/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

