



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HEDLUND JONATHAN M
Owner 2:	HEDLUND HOLLY A
Owner 3:	
Street 1:	21 SUNNYSIDE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HUI - DEREK C
Owner 2:	HUI - SHARON
Street 1:	21 SUNNYSIDE LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.48 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 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		64468		SQUARE FE	PRIME SITE		0	7.	1.169	R3									527,383						527,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	157,100	27,600	1.480	527,400	712,100		0
							GIS Ref
							GIS Ref
							Insp Date
							10/25/11
Total Card	157,100	27,600	1.480	527,400	712,100	Entered Lot Size	
Total Parcel	157,100	27,600	1.480	527,400	712,100	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		414.74	/Parcel:	414.74	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	152,800	27600	1.48	510,800	691,200	691,200	Create Final value 2019	6/4/2019
2018	101	FV	152,800	1400	1.48	510,800	665,000	665,000	Year End Roll	9/28/2017
2017	101	FV	151,400	1400	1.48	482,200	635,000	635,000	Year End Roll	9/29/2016
2016	101	FV	148,600	1400	1.48	467,900	617,900	617,900	Year End Roll	1/14/2016
2015	101	FV	131,500	1400	1.48	380,500	513,400	513,400	Year End	10/2/2014
2014	101	FV	126,100	1400	1.48	341,300	468,800	468,800	Year End Roll	1/23/2014
2013	101	FV	123,400	1400	1.48	331,500	456,300	456,300	Year End Roll	10/25/2012
2012	101	FV	126,500	1400	1.48	301,400	429,300	429,300	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HUI,DEREK C	64517-228		11/17/2014		622000	No	No			
HUI DEREK C,	48965-381		2/7/2007	FAMILY		1	No	No		
MASHIMO MARTHA,	48097-439		8/31/2006		468000	No	No			
MASHIMO HIROSHI	44372-245		12/27/2004	CONVENIENC		1	No	No		
HAVILAND MAX A,	28008-519		12/23/1997		323000	No	No			
BOWERS, SPOTSWO	26602-282		8/22/1996		320000	No	No			
HUBBARD, WILLIA	16300-42		7/18/1985		190000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/14/2017	6669	BARN	50,000	C	1/16/2018			Construct a barn;
7/18/2016	6502	SIDING	8,000	C				Change the siding
2/24/2015	6010	RENOVATI	1,000	C	6/5/2015			Bathroom remodel
1/13/2015	5995	KITCHEN	70,000	C	6/5/2015			Remodel kitchen an
5/3/2002	2485	MANUAL	4,000	C	6/17/2003			laundry in bath on
3/14/1997	1145-97	SHED	3,000	C	6/3/1997			
12/10/1996	1105-96	RENOVATI	3,000	C	6/3/1997			Bathroom remodel

ACTIVITY INFORMATION

Date	Result	By	Name
1/16/2018	PERMIT VISIT	618	G BOURGAULT
6/5/2015	PERMIT VISIT	619	DH
10/25/2011	MEAS/EXT INS	25	D ERSKINE
11/21/2006	MEAS+INSPCTD	100	
6/17/2003	MEAS/EXT INS	615	
6/3/1997	MEAS/EXT INS	602	
2/15/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

