



Patriot Properties Inc.

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BELLIN SARA ABBOTT
Owner 2:	RIETH ADAM
Owner 3:	
Street 1:	15 SUNNYSIDE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1301 Type:

PREVIOUS OWNER

Owner 1:	LAUGHLAND TR - LINDA
Owner 2:	DOWNING TR - DANIEL
Street 1:	15 SUNNYSIDE LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1301

NARRATIVE DESCRIPTION

This parcel contains 1.15 ACRES of land mainly classified as ONE FAM with a SPLIT LEVEL Building built about 1956, having primarily WOOD SHING Exterior and 2261 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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		50094		SQUARE FE	PRIME SITE		0	9.98	1.42	R3									708,862						708,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.150	263,300	18,400	708,900	990,600
Total Card 1.150 263,300 18,400 708,900 990,600					
Total Parcel 1.150 263,300 18,400 708,900 990,600					
Source: Market Adj Cost		Total Value per SQ unit /Card:		438.16	/Parcel: 438.16

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	248,300	17300	1.15	688,300	953,900		Year End Roll	12/2/2024
2024	101	FV	248,300	17300	1.15	674,800	940,400		Year end	11/9/2023
2023	101	FV	230,000	17300	1.15	621,500	868,800	868,800	Year end	11/3/2022
2022	101	FV	213,500	21800	1.15	561,800	797,100	797,100	Year End Roll	10/19/2021
2021	101	FV	185,000	21800	1.15	497,200	704,000	704,000	Year End Roll	10/15/2020
2020	101	FV	190,700	21800	1.15	497,200	709,700	709,700	Year End Roll	9/26/2019
2019	101	FV	185,000	21800	1.15	481,600	688,400	688,400	Create Final va	6/4/2019
2018	101	FV	185,000	21800	1.15	481,600	688,400	688,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAUGHLAND TR,LI	84278-194		6/26/2025		1,200,000	No	No		
LAUGHLAND TR,LI	69812-205		8/23/2017	FAMILY		1	No	No	
DOWNING,DANIEL	69812-193		8/23/2017	FAMILY		1	No	No	
COOK, JACQUELIN	15899-39		11/29/1984		150,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/11/2014	5866	RENOVATI	18,000	C	10/2/2014			bathroom remodel
7/10/2014	5823	KITCHEN	23,400	C	10/2/2014			remodel kitchen
6/12/2013	5445	FENCE		C				fence as shown on
11/29/2007	3827	GARAGE	43,500	C	5/29/2008			24x24 2 car detach
11/5/2001	2392	MANUAL	750	C				propane stove & fl

ACTIVITY INFORMATION

Date	Result	By	Name
12/13/2024	MEAS/EXT INS	6	JN
6/1/2015	CERT OF OCC	619	DH
5/29/2008	MEAS/EXT INS	100	
5/12/2007	MEAS/EXT INS	616	D MANZELLO
2/9/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

