



Patriot
Properties Inc.

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 RANCH Building built about 1957, having primarily CLAPBOARD Exterior and 1869 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 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		41817		SQUARE FE	PRIME SITE		0	9.98	1.64	R3									684,081						684,100	

Total AC/HA:	0.95999	Total SF/SM:	41817	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	684,081	SpI Credit	Total:	684,100
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.960	339,000	300	684,100	1,023,400
Total Card 0.960 339,000 300 684,100 1,023,400					
Total Parcel 0.960 339,000 300 684,100 1,023,400					
Source: Market Adj Cost		Total Value per SQ unit /Card:		547.57	/Parcel: 547.57

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	320,000	200	.96	664,200	984,400		Year End Roll	12/2/2024
2024	101	FV	311,900	200	.96	651,200	963,300		Year end	11/9/2023
2023	101	FV	285,600	200	.96	599,800	885,600	885,600	Year end	11/3/2022
2022	101	FV	240,900	200	.96	542,200	783,300	783,300	Year End Roll	10/19/2021
2021	101	FV	224,500	200	.96	479,800	704,500	704,500	Year End Roll	10/15/2020
2020	101	FV	222,500	200	.96	479,800	702,500	702,500	Year End Roll	9/26/2019
2019	101	FV	201,700	200	.96	464,700	666,600	666,600	Create Final va	6/4/2019
2018	101	FV	201,700	200	.96	464,700	666,600	666,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
Felegian,Peter	60087-195		9/25/2012		627,000	No	No		
	9001-83		8/1/1957		28,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/21/2021	R-21-0219	WINDOWS	12,000	C				Replace 2 windows
3/5/2015	6022	RENO-ADD	52,300	C	6/5/2015			Extend master bedr
10/5/2012	5181	RENOVATI	12,000	C	6/25/2013			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	
2/12/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	16 9 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
09/26/25	15:20:09

LAST REV

Date	Time
02/08/22	10:01:55

blakeley
829

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