



**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 27 |        | SUNNYSIDE LN, LINCOLN |

**OWNERSHIP**

|           |                     |
|-----------|---------------------|
| Owner 1:  | TOWN OF LINCOLN     |
| Owner 2:  | MUNICIPAL           |
| Owner 3:  |                     |
| Street 1: | 16 LINCOLN RD       |
| Street 2: |                     |
| Twn/City: | LINCOLN             |
| St/Prov:  | MA Cntry Own Occ: N |
| Postal:   | 01773 Type:         |

**PREVIOUS OWNER**

|           |                        |
|-----------|------------------------|
| Owner 1:  | FAIR VIEW REALTY INC - |
| Owner 2:  | -                      |
| Street 1: | 5 SYLVAN RD            |
| Twn/City: | WOBURN                 |
| St/Prov:  | MA Cntry               |
| Postal:   | 01801-1840             |

**NARRATIVE DESCRIPTION**

This Parcel contains 1.04 ACRES of land mainly classified as MUNCPL

**OTHER ASSESSMENTS**

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

**PROPERTY FACTORS**

| Item       | Code | Descp | % | Item    | Code | Descp |
|------------|------|-------|---|---------|------|-------|
| Z          |      |       |   | U       |      |       |
| o          |      |       |   | t       |      |       |
| n          |      |       |   | l       |      |       |
| Census:    |      |       |   | Exmpt   |      |       |
| Flood Haz: |      |       |   |         |      |       |
| D          |      |       |   | Topo    |      |       |
| s          |      |       |   | Street  |      |       |
| t          |      |       |   | Traffic |      |       |

**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   |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|-------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|---------|
| 903      | MUNICPL     |          | 45302       |                    | SQUARE FE | UNDEV     | 0.2       | 0          | 6.78       | 0.307 | R3    |            |           |        |   |        |   |        |   | 94,365          |           |   |           |        |      | 94,400    | Wetland |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code                           | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 903                                |                |            | 1.040     | 94,400     | 94,400      |                   |           |
| Total Card                         |                |            |           |            |             | Entered Lot Size  |           |
| Total Parcel                       |                |            |           |            |             | Total Land:       |           |
| Source: Market Adj Cost            |                |            |           |            |             | Land Unit Type:   |           |
| Total Value per SQ unit /Card: N/A |                |            |           |            |             | /Parcel: N/A      |           |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018   | 903 | FV  |            | 0         | 1.04      | 94,400     | 94,400      | 94,400        | Year End Roll | 9/28/2017  |
| 2017   | 903 | FV  |            | 0         | 1.04      | 89,100     | 89,100      | 89,100        | Year End Roll | 9/29/2016  |
| 2016   | 903 | FV  |            | 0         | 1.04      | 86,400     | 86,400      | 86,400        | Year End Roll | 1/14/2016  |
| 2015   | 903 | FV  |            | 0         | 1.04      | 80,000     | 80,000      | 80,000        | Year End      | 10/2/2014  |
| 2014   | 903 | FV  |            | 0         | 1.04      | 71,700     | 71,700      | 71,700        | Year End Roll | 1/23/2014  |
| 2013   | 903 | FV  |            | 0         | 1.04      | 69,600     | 69,600      | 69,600        | Year End Roll | 10/25/2012 |
| 2012   | 903 | FV  |            | 0         | 1.04      | 55,700     | 55,700      | 55,700        | Year End      | 1/26/2012  |
| 2011   | 903 | FV  |            | 0         | 1.04      | 56,400     | 56,400      | 56,400        | Year End      | 2/10/2011  |

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date       | Sale Code    | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes                |
|-----------------|-----------|------|------------|--------------|------------|---|-----|-------|-----------------|----------------------|
| FAIR VIEW REALT | 29751-35  |      | 2/3/1999   | FORECLOSURE  |            | 1 | Yes | No    |                 | TAX TITLE            |
| COMM OF MASS.   | 24317-392 |      | 3/1/1994   | INVOLVED GOV | 215000     |   | Yes | No    |                 | 30194 SALE 8 PARCELS |
|                 | 11750-337 |      | 12/31/1940 |              |            | 0 | No  | No    |                 | LOT 4                |

**BUILDING PERMITS**

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------|--------|-------|--------|-----|------------|----------|----------|---------|
|      |        |       |        |     |            |          |          |         |

**ACTIVITY INFORMATION**

| Date | Result | By | Name |
|------|--------|----|------|
|      |        |    |      |

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

|              |         |              |          |             |     |         |                |           |        |        |             |  |        |        |
|--------------|---------|--------------|----------|-------------|-----|---------|----------------|-----------|--------|--------|-------------|--|--------|--------|
| Total AC/HA: | 1.03999 | Total SF/SM: | 45301.96 | Parcel LUC: | 903 | MUNICPL | Prime NB Desc: | RES CAT 3 | Total: | 94,365 | SpI Credit: |  | Total: | 94,400 |
|--------------|---------|--------------|----------|-------------|-----|---------|----------------|-----------|--------|--------|-------------|--|--------|--------|

