

Town Of Lincoln



PROPERTY LOCATION

No	Alt No	Direction/Street/City
26	&28	SUNNYSIDE LN, LINCOLN

OWNERSHIP

Owner 1:	TOWN OF LINCOLN
Owner 2:	HOUSING
Owner 3:	
Street 1:	16 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	TOWN OF LINCOLN -
Owner 2:	-
Street 1:	PO BOX 6353
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.15 ACRES of land mainly classified as MUNICPL with a(n) CONVENT'NL Building Built about 2007, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 2 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 Bdrms.

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		50094		SQUARE FE	PRIME SITE		0	6.78	1.418	R3									481,571						481,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
903	262,700		1.150	481,600	744,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 288.26						/Parcel: 288.26	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	903	FV	262,700	0	1.15	481,600	744,300	744,300	Year End Roll	9/28/2017
2017	903	FV	250,700	0	1.15	454,600	705,300	705,300	Year End Roll	9/29/2016
2016	903	FV	245,900	0	1.15	441,100	687,000	687,000	Year End Roll	1/14/2016
2015	903	FV	236,300	0	1.15	408,400	644,700	644,700	Year End	10/2/2014
2014	903	FV	233,900	0	1.15	365,800	599,700	599,700	Year End Roll	1/23/2014
2013	903	FV	229,100	0	1.15	355,100	584,200	584,200	Year End Roll	10/25/2012
2012	903	FV	229,100	0	1.15	284,100	513,200	513,200	Year End	1/26/2012
2011	903	FV	236,300	0	1.15	287,700	524,000	524,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
COMM OF MASS,	42211-251		3/10/2004	INVOLVED GOV	11900	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/26/2006	3596	ADDITION	150,000	C				contr sind family
12/26/2006	3595	ADDITION	150,000	C				contr. single fam

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

PRINT

Date	Time
10/02/18	15:26:28

LAST REV

Date	Time
03/12/15	10:32:17

USER DEFINED

Prior Id # 1:	11 41 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:	

