



PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		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:	COMM OF MASS -
Owner 2:	DPW -
Street 1:	30 SUNNYSIDE LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.03 ACRES of land mainly classified as MUNICPL with a(n) SPLIT LEVL Building Built about 1968, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 2 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 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		44866.80078		SQUARE FE	PRIME SITE		0	6.78	1.548	R3									470,939						470,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
903	250,400		1.030	470,900	721,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card: 305.25		/Parcel: 305.25	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	903	FV	250,400	0	1.03	470,900	721,300	721,300	Year End Roll	9/28/2017
2017	903	FV	247,800	0	1.03	444,500	692,300	692,300	Year End Roll	9/29/2016
2016	903	FV	242,700	0	1.03	431,300	674,000	674,000	Year End Roll	1/14/2016
2015	903	FV	240,100	0	1.03	399,400	639,500	639,500	Year End	10/2/2014
2014	903	FV	248,200	0	1.03	357,700	605,900	605,900	Year End Roll	1/23/2014
2013	903	FV	242,500	0	1.03	347,300	589,800	589,800	Year End Roll	10/25/2012
2012	903	FV	249,200	0	1.03	277,800	527,000	527,000	Year End	1/26/2012
2011	903	FV	258,000	0	1.03	281,300	539,300	539,300	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,	42211-256		3/10/2004	INVOLVED GOV	119000	No	No			
	11938-473		12/31/1970		0	No	No			LOT 18

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/3/2013	5462	RENOVATI	7,500	C	5/20/2014			remodel kit, repla
1/17/2012	4967	MANUAL	2,125	C				air sealing & insu
8/7/2006	3491	RENOVATI	90,000	C				Const. afford. apt
5/14/2001	2227	ROOF		C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2014	MEAS/EXT INS	25	D ERSKINE

Sign: VERIFICATION OF VISIT NOT DATA

