

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WANG YANTSE
Owner 2:	ZHANG WEI YI
Owner 3:	
Street 1:	25 SUNNYSIDE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1301 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 1.34 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1956, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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		58370		SQUARE FE	PRIME SITE		0	6.78	1.196	R3			WETLAN	-5					473,484						473,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	370,300		1.340	473,500	843,800		0
							GIS Ref
							GIS Ref
Total Card	370,300		1.340	473,500	843,800	Entered Lot Size	
Total Parcel	370,300		1.340	473,500	843,800	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		313.45	/Parcel:	313.45	Insp Date
						Land Unit Type:	09/16/09

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	370,300	0	1.34	498,400	868,700	868,700	Year End Roll	9/28/2017
2017	101	FV	354,600	0	1.34	470,500	825,100	825,100	Year End Roll	9/29/2016
2016	101	FV	348,300	0	1.34	456,500	804,800	804,800	Year End Roll	1/14/2016
2015	101	FV	335,800	0	1.34	422,700	758,500	758,500	Year End	10/2/2014
2014	101	FV	332,600	0	1.34	378,600	711,200	711,200	Year End Roll	1/23/2014
2013	101	FV	326,300	0	1.34	367,600	693,900	693,900	Year End Roll	10/25/2012
2012	101	FV	352,500	0	1.34	285,200	637,700	637,700	Year End	1/26/2012
2011	101	FV	362,600	0	1.34	288,800	651,400	651,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SABBAG EVELYN J	23795-27		10/21/1993	OTHER	188000	No	No			ESTATE SALE
	8736-362		6/19/1956		20500	No	No			

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
8/6/2001	2311	ADDITION	235,500	C	6/29/2002			add of 2nd fl, gar

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2009	MEAS+INSPCTD	25	D ERSKINE
6/29/2002	MEAS+INSPCTD	613	M COLE
2/15/1996	MEAS/EXT INS	606	J SMITH

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

Total AC/HA:	1.33999	Total SF/SM:	58369.96	Parcel LUC:	101 ONE FAM	Prime NB Desc:	RES CAT 3	Total:	473,484	SpI Credit:		Total:	473,500
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