



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DONOVAN DONNA M
Owner 2:	
Owner 3:	
Street 1:	19 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 1.26 ACRES of land mainly classified as ONE FAM with a(n) SPLIT LEVL Building Built about 1955, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
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		54885		SQUARE FE	PRIME SITE		0	6.78	1.320	R3									491,316						491,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	161,000	2,500	1.260	491,300	654,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 366.83						/Parcel: 366.83	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	161,000	2500	1.26	491,300	654,800	654,800	Year End Roll	9/28/2017
2017	101	FV	159,500	2500	1.26	463,800	625,800	625,800	Year End Roll	9/29/2016
2016	101	FV	156,400	2500	1.26	450,000	608,900	608,900	Year End Roll	1/14/2016
2015	101	FV	154,900	2500	1.26	416,700	574,100	574,100	Year End	10/2/2014
2014	101	FV	150,400	2500	1.26	373,200	526,100	526,100	Year End Roll	1/23/2014
2013	101	FV	147,300	2500	1.26	362,300	512,100	512,100	Year End Roll	10/25/2012
2012	101	FV	165,000	2500	1.26	289,900	457,400	457,400	Year End	1/26/2012
2011	101	FV	170,200	2500	1.26	293,500	466,200	466,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DONOVAN, EST ED	12395-12		3/14/1973	FAMILY		1 No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
9/18/2013	MEAS+INSPCTD	25	D ERSKINE
5/12/2007	MEAS/EXT INS	616	D MANZELLO
2/12/1996	MEAS+INSPCTD	606	J SMITH

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

