

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CHAO CHUNG YAO
Owner 2:	CHAO LIFUN LIN
Owner 3:	
Street 1:	11 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 1.03 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1955, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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		44866		SQUARE FE	PRIME SITE		0	6.78	1.548	R3									470,938						470,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	181,600		1.030	470,900	652,500		0
							GIS Ref
							GIS Ref
Total Card	181,600		1.030	470,900	652,500	Entered Lot Size	
Total Parcel	181,600		1.030	470,900	652,500	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		312.01	/Parcel:	312.01	Insp Date
						Land Unit Type:	09/18/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	181,600	0	1.03	470,900	652,500	652,500	Year End Roll	9/28/2017
2017	101	FV	178,200	0	1.03	444,500	622,700	622,700	Year End Roll	9/29/2016
2016	101	FV	178,200	0	1.03	431,300	609,500	609,500	Year End Roll	1/14/2016
2015	101	FV	171,400	0	1.03	399,400	570,800	570,800	Year End	10/2/2014
2014	101	FV	170,000	0	1.03	357,700	527,700	527,700	Year End Roll	1/23/2014
2013	101	FV	166,600	0	1.03	347,300	513,900	513,900	Year End Roll	10/25/2012
2012	101	FV	186,600	0	1.03	277,800	464,400	464,400	Year End	1/26/2012
2011	101	FV	190,400	0	1.03	281,300	471,700	471,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
STRATTON, NANCY	20762-596		9/11/1990		285500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/4/2008	4082	ROOF		C				strip & re-roof

ACTIVITY INFORMATION

Date	Result	By	Name
9/18/2013	MEAS/EXT INS	25	D ERSKINE
5/12/2007	MEAS/EXT INS	616	D MANZELLO
2/10/1996	ENTRY DENIED	606	J SMITH

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

