



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TAM EDWIN P
Owner 2:	TAM KAREN Y
Owner 3:	
Street 1:	2 SUNNYSIDE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1302 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .96 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1956, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 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:				Topo		
D				Street	1	PAVED
s				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		41817		SQUARE FE	PRIME SITE		0	6.78	1.639	R3									464,736						464,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	280,600	300	0.960	464,700	745,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 231.48						/Parcel: 231.48	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	280,600	300	.96	464,700	745,600	745,600	Year End Roll	9/28/2017
2017	101	FV	268,600	300	.96	438,700	707,600	707,600	Year End Roll	9/29/2016
2016	101	FV	263,800	300	.96	425,700	689,800	689,800	Year End Roll	1/14/2016
2015	101	FV	254,200	300	.96	394,100	648,600	648,600	Year End	10/2/2014
2014	101	FV	251,800	300	.96	353,000	605,100	605,100	Year End Roll	1/23/2014
2013	101	FV	247,000	300	.96	342,700	590,000	590,000	Year End Roll	10/25/2012
2012	101	FV	297,700	300	.96	274,200	572,200	572,200	Year End	1/26/2012
2011	101	FV	306,400	300	.96	277,600	584,300	584,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HSIAO, CHIA-CHU	24904-156		10/4/1994		270000	No	No			
BRIGGS, RONALD	19670-178		2/28/1989		330000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/4/1996	1058-96	ADDITION	70,000	C	6/3/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
5/14/2018	MEAS/EXT INS	622	K Cuoco
9/29/2009	MEAS/EXT INS	25	D ERSKINE
6/12/2004	M&L COMPLETE	615	D VELUTTI
6/3/1997	MEAS+INSPCTD	602	D TUCKER
2/10/1996	MEAS+INSPCTD	606	J SMITH
7/25/1995	MEAS/EXT INS	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

