



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	D'AMBROSIO GIUSEPPE
Owner 2:	D'AMBROSIO RACHEL
Owner 3:	
Street 1:	8 SUNNYSIDE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1302 Type:

PREVIOUS OWNER

Owner 1:	Kjellander - Mary H
Owner 2:	Kjellander - James C
Street 1:	8 Sunnyside Ln
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-1302

NARRATIVE DESCRIPTION

This Parcel contains 1.21 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1956, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		52707		SQUARE FE	PRIME SITE		0	6.78	1.362	R3									486,886						486,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	407,800		1.210	486,900	894,700
Total Card		407,800	1.210	486,900	894,700
Total Parcel		407,800	1.210	486,900	894,700
Source: Market Adj Cost		Total Value per SQ unit /Card:		266.68	/Parcel: 266.68

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	101	FV	407,800	0	1.21	486,900	894,700	894,700	Year End Roll	9/28/2017
2017	101	FV	400,100	0	1.21	459,600	859,700	859,700	Year End Roll	9/29/2016
2016	101	FV	256,300	0	1.21	446,000	702,300	702,300	Year End Roll	1/14/2016
2015	101	FV	246,500	0	1.21	412,900	659,400	659,400	Year End	10/2/2014
2014	101	FV	183,300	0	1.21	369,800	553,100	553,100	Year End Roll	1/23/2014
2013	101	FV	179,600	0	1.21	359,100	538,700	538,700	Year End Roll	10/25/2012
2012	101	FV	180,000	0	1.21	287,200	467,200	467,200	Year End	1/26/2012
2011	101	FV	183,800	0	1.21	290,800	474,600	474,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Kjellander, Mary	60496-299		11/15/2012	DIVORCE/ESTA	550000	No	No			
KJELLANDER, MAR	14914-489		3/1/1983	FAMILY	0	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
3/27/2014	5693	MANUAL	12,500	C	6/5/2015			Sheet metal work f
6/6/2013	5439	RENO-ADD	95,000	C	6/2/2016			add second fl with
3/18/2011	4664	ROOF		C				re-roof dwelling
5/28/1996	961-96	ROOF	9,000	C	6/3/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
6/2/2016	PERMIT VISIT	618	G BOURGAULT
6/5/2015	PERMIT VISIT	619	DH
5/22/2014	MEAS/EXT INS	25	D ERSKINE
10/25/2011	MEAS/EXT INS	25	D ERSKINE
4/22/2006	MEAS+INSPCTD	615	D VELUTTI
6/3/1997	MEAS/EXT INS	602	D TUCKER
2/8/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

