



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	FRANCIS HENRY A
Owner 2:	FRANCIS PHOEBE LEE
Owner 3:	
Street 1:	16 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 1.02 ACRES of land mainly classified as ONE FAM with a(n) SPLIT LEVL Building Built about 1956, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 7 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:				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		44431		SQUARE FE	PRIME SITE		0	6.78	1.560	R3									470,053						470,100	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	162,600	1,200	1.020	470,100	633,900	
Total Card	162,600	1,200	1.020	470,100	633,900	Entered Lot Size
Total Parcel	162,600	1,200	1.020	470,100	633,900	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card: 408.97		/Parcel: 408.97		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	162,600	1200	1.02	470,100	633,900	633,900	Year End Roll	9/28/2017
2017	101	FV	161,000	1200	1.02	443,700	605,900	605,900	Year End Roll	9/29/2016
2016	101	FV	157,800	1200	1.02	430,500	589,500	589,500	Year End Roll	1/14/2016
2015	101	FV	156,200	1200	1.02	398,600	556,000	556,000	Year End	10/2/2014
2014	101	FV	149,800	1200	1.02	357,000	508,000	508,000	Year End Roll	1/23/2014
2013	101	FV	146,600	1200	1.02	346,600	494,400	494,400	Year End Roll	10/25/2012
2012	101	FV	149,200	1200	1.02	277,300	427,700	427,700	Year End	1/26/2012
2011	101	FV	154,100	1200	1.02	280,800	436,100	436,100	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KAPLAN, LEONARD	13560-512		10/13/1978		82000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/11/2008	4042	SHED		C	6/3/2009			replace existing d

**ACTIVITY INFORMATION**

Date	Result	By	Name
12/4/2012	MEAS+INSPCTD	618	G BOURGAULT
6/3/2009	PERMIT VISIT	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 \_\_\_/\_\_\_/\_\_\_

Total AC/HA:	1.02000	Total SF/SM:	44431.20	Parcel LUC:	101 ONE FAM	Prime NB Desc:	RES CAT 3	Total:	470,053	SpI Credit:		Total:	470,100
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