

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WANG TR YANTSE
Owner 2:	ZHANG TR WEI YI
Owner 3:	WANG ZHANG REVOCABLE TRUST
Street 1:	25 SUNNYSIDE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1301 Type:

PREVIOUS OWNER

Owner 1:	WANG - YANTSE
Owner 2:	ZHANG - WEI YI
Street 1:	25 SUNNYSIDE LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1301

NARRATIVE DESCRIPTION

This parcel contains 1.34 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1956, having primarily WOOD SHING Exterior and 2692 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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		58370		SQUARE FE	PRIME SITE		0	9.98	1.26	R3									733,642						733,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.340	533,600		733,600	1,267,200
Total Card		1.340	533,600	733,600	1,267,200
Total Parcel		1.340	533,600	733,600	1,267,200
Source: Market Adj Cost		Total Value per SQ unit /Card: 470.73		/Parcel: 470.73	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	469,200	0	1.34	676,700	1,145,900		Year End Roll	12/2/2024
2024	101	FV	460,300	0	1.34	663,400	1,123,700		Year end	11/9/2023
2023	101	FV	457,300	0	1.34	611,100	1,068,400	1,068,400	Year end	11/3/2022
2022	101	FV	409,700	0	1.34	552,400	962,100	962,100	Year End Roll	10/19/2021
2021	101	FV	392,200	0	1.34	488,800	881,000	881,000	Year End Roll	10/15/2020
2020	101	FV	366,900	0	1.34	488,800	855,700	855,700	Year End Roll	9/26/2019
2019	101	FV	370,300	0	1.34	473,500	843,800	843,800	Create Final va	6/4/2019
2018	101	FV	370,300	0	1.34	498,400	868,700	868,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WANG,YANTSE	73150-520		8/21/2019	FAMILY		1	No	No	
SABBAG EVELYN J	23795-27		10/21/1993	OTHER	188,000	No	No		ESTATE SALE
	8736-362		6/19/1956		20,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/6/2001	2311	ADDITION	235,500	C	6/29/2002			add of 2nd fl, gar

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2018	MEAS/EXT INS	622	K Cuoco
9/16/2009	MEAS+INSPCTD	25	D ERSKINE
6/29/2002	MEAS+INSPCTD	613	
2/15/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	16 11 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
09/26/25	15:16:40

LAST REV

Date	Time
07/14/25	14:17:35

apro 795

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