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1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised:

Total Card / 946,100 /

Total Parcel 946,100

USE VALUE:

946,100 /

946,100

ASSESSed:

946,100 /

946,100

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ZHU WEI
Owner 2:	SHEME COTY J
Owner 3:	
Street 1:	19 SUNNYSIDE LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1301 Type:

PREVIOUS OWNER

Owner 1:	BRYNE - DONNA MAE
Owner 2:	-
Street 1:	19 SUNNYSIDE LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1301

NARRATIVE DESCRIPTION

This parcel contains 1.26 ACRES of land mainly classified as ONE FAM with a SPLIT LEVEL Building built about 1955, having primarily VINYL Exterior and 1635 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bd rms.

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		54885		SQUARE FE	PRIME SITE		0	9.98	1.32	R3									723,208						723,200	

Total AC/HA:	1.25999	Total SF/SM:	54885	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	723,208	SpI Credit	Total:	723,200
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

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2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.260	220,500	2,400	723,200	946,100
Total Card 1.260 220,500 2,400 723,200 946,100					
Total Parcel 1.260 220,500 2,400 723,200 946,100					
Source: Market Adj Cost		Total Value per SQ unit /Card:		578.65	/Parcel: 578.65

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	210,700	2300	1.26	702,200	915,200		Year End Roll	12/2/2024
2024	101	FV	210,700	2300	1.26	688,400	901,400		Year end	11/9/2023
2023	101	FV	196,000	2300	1.26	634,100	832,400	832,400	Year end	11/3/2022
2022	101	FV	184,000	2500	1.26	573,200	759,700	759,700	Year End Roll	10/19/2021
2021	101	FV	161,000	2500	1.26	507,300	670,800	670,800	Year End Roll	10/15/2020
2020	101	FV	165,600	2500	1.26	507,300	675,400	675,400	Year End Roll	9/26/2019
2019	101	FV	161,000	2500	1.26	491,300	654,800	654,800	Create Final va	6/4/2019
2018	101	FV	161,000	2500	1.26	491,300	654,800	654,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRYNE, DONNA MAE	83869-27		3/18/2025		1,010,000	No	No		
DONOVAN, EST ED	12395-12		3/14/1973	FAMILY		1	No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/31/2019	R-19-0107	ROOF	7,395	C				Strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
12/13/2024	MEAS/EXT INS	6	JN
9/18/2013	MEAS+INSPCTD	25	D ERSKINE
5/12/2007	MEAS/EXT INS	616	D MANZELLO
2/12/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total:	723,208	SpI Credit	Total:	723,200
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2026



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	16 13 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	15:16:52

LAST REV

Date	Time
03/20/25	10:37:38

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