



PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		EMERSON ROAD, LINCOLN

OWNERSHIP

Owner 1:	BOYNTON DANIEL C
Owner 2:	BOYNTON JANET K
Owner 3:	
Street 1:	2 EMERSON ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1807 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.5 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1900, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		65339		SQUARE FE	PRIME SITE		0	4.54	0.810	R1			LOCATIO	-30					240,262						240,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	204,300	1,000	1.500	240,300	445,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 221.47						/Parcel: 221.47	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	204,300	1000	1.5	240,300	445,600	445,600	Year End Roll	9/28/2017
2017	101	FV	191,000	1000	1.5	240,300	432,300	432,300	Year End Roll	9/29/2016
2016	101	FV	187,100	1000	1.5	233,400	421,500	421,500	Year End Roll	1/14/2016
2015	101	FV	179,400	1000	1.5	185,200	365,600	365,600	Year End	10/2/2014
2014	101	FV	177,500	1000	1.5	203,200	381,700	381,700	Year End Roll	1/23/2014
2013	101	FV	173,700	1000	1.5	249,500	424,200	424,200	Year End Roll	10/25/2012
2012	101	FV	173,700	1000	1.78	171,400	346,100	346,100	Year End	1/26/2012
2011	101	FV	179,400	1000	1.78	193,900	374,300	374,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MORSE, LYNNE K.	14298-293		5/26/1981		100000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/15/2016	MEAS/EXT INS	4	JG
8/20/2007	MEAS+INSPCTD	617	D HASCHIG
1/17/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

