



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	ALANOLY ALEX
Owner 2:	ALANOLY YUMI S
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:	BOYNTON - DANIEL C
Owner 2:	BOYNTON - JANET K
Street 1:	2 EMERSON ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1807

**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 Infru	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	4.75	1.157	R1									359,108						359,100	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	254,000	1,000	1.500	359,100	614,100
Total Card		254,000	1,000	1.500	359,100
Total Parcel		254,000	1,000	1.500	359,100
Source: Market Adj Cost		Total Value per SQ unit /Card: 305.22		/Parcel: 305.22	

Legal Description	User Acct
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
2019	101	FV	204,300	1000	1.5	240,300	445,600	445,600	Create Final value 2019	6/4/2019
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

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
BOYNTON,DANIEL	71826-197		10/31/2018		677000	No	No	
MORSE, LYNNE K.	14298-293		5/26/1981		100000	No	No	

**TAX DISTRICT**

**PAT ACCT.**

**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	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.49998	Total SF/SM:	65339.13	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 1	Total:	359,108	Spl Credit		Total:	359,100
--------------	---------	--------------	----------	-------------	-------------	---------------	-----------	--------	---------	------------	--	--------	---------

