

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DAMIRJIAN TR SANDRA
Owner 2:	CELLUCCI DANIEL B
Owner 3:	SANDRA DAMIRJIAN REVOC TRUST
Street 1:	6 EMERSON ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1815 Type:

PREVIOUS OWNER

Owner 1:	DAMIRJIAN - SANDRA
Owner 2:	CELLUCCI - DANIEL B
Street 1:	6 EMERSON ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1815

NARRATIVE DESCRIPTION

This Parcel contains 2.8 ACRES of land mainly classified as ONE FAM with a(n) SPLIT LEVL Building Built about 1978, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	4.75	0.750	R1			LOCATIO	-25					285,000						285,000	
101	ONE FAM		0.963		ACRES	EXCESS ACRE		0	30,000.	1.000	R1									28,890						28,890	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	247,500	1,100	2.800	313,900	562,500	344	0
							GIS Ref
							GIS Ref
							Insp Date
							11/17/16
Total Card		247,500	1,100	2.800	313,900	562,500	Entered Lot Size
Total Parcel		247,500	1,100	2.800	313,900	562,500	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: 250.51			/Parcel: 250.51	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	240,400	1100	2.8	283,100	524,600	524,600	Create Final value 2019	6/4/2019
2018	101	FV	240,400	1100	2.8	283,100	524,600	524,600	Year End Roll	9/28/2017
2017	101	FV	235,400	6300	2.8	283,100	524,800	524,800	Year End Roll	9/29/2016
2016	101	FV	230,600	6300	2.8	275,900	512,800	512,800	Year End Roll	1/14/2016
2015	101	FV	228,200	6300	2.8	224,900	459,400	459,400	Year End	10/2/2014
2014	101	FV	218,700	6300	2.8	243,900	468,900	468,900	Year End Roll	1/23/2014
2013	101	FV	213,900	6300	2.8	292,900	513,100	513,100	Year End Roll	10/25/2012
2012	101	FV	230,100	6300	3.03	208,900	445,300	445,300	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DAMIRJIAN,SANDR	65537-519		6/15/2015	CONVENIENC	100	No	No			
DAMIRJIAN NERSI	53159-73		7/8/2009	DIVORCE/ESTA	1	No	No			SANDRA HAS 9/10 INT AND 1/10 int. D
CONNOLLY JOSEPH	31060-375		1/18/2000		378375	No	No			1/10 int. D. B. Cellucci
JOSEPH F. CONNO	22074-301		5/29/1992	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/4/1992	112	SHED		C	12/7/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2016	MEAS/EXT INS	4	JG
8/20/2007	MEAS/EXT INS	617	D HASCHIG
1/20/1996	MEAS+INSPCTD	606	
12/7/1993	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA

