



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	Descp	%	Item	Code	Descp
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	6.33	1.157	R1									478,559						478,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	289,400	1,000	1.500	478,600	769,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 382.21						/Parcel: 382.21	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	273,900	1000	1.5	415,800	690,700	690,700	Year End Roll	10/15/2020
2020	101	FV	254,000	1000	1.5	359,100	614,100	614,100	Year End Roll	9/26/2019
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

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BOYNTON,DANIEL	71826-197		10/31/2018		677,000	No	No			
MORSE, LYNNE K.	14298-293		5/26/1981		100,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/29/2021	R-21-0151	RENO-ADD	51,500	O				2 story addition f
6/7/2021	R-21-0116	ROOF	20,350	C				Strip & re-roof dw

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

