111	28	0		1 of 1	RESIDENTIAL	TOTAL ASSESSED:	860,300
Map	Lot	Sublot	Building	Unit	CARD	!765!	

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

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	Descrip
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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	330,100	1,000	1.500	529,200	860,300
Total Card	330,100	1,000	1.500	529,200	860,300
Total Parcel	330,100	1,000	1.500	529,200	860,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 427.58 | /Parcel: 427.58

Legal Description

User Acct

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 11/15/16

PREVIOUS ASSESSMENT

Parcel ID: 111 28 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	289,400	1000	1.5	478,600	769,000	769,000	Year End Roll	10/19/2021
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

PRINT

Date	Time
10/18/22	17:53:12

LAST REV

Date	Time
11/17/21	15:15:41
blakeley	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 765

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	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	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	7/14/2021			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 __/__/__

USER DEFINED

Prior Id # 1:	14 8 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:	

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 Influ	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	7.	1.157	R1									529,212						529,200	

Total AC/HA:	1.49998	Total SF/SM:	65339.13	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 1	Total:	529,212	Spl Credit		Total:	529,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	22 - CONVENT'NL		
Sty Ht:	2 - 2		
(Liv) Units:	1	Total:	1
Foundation:	3 - BRK OR STN		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	B- - GOOD (-)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - PLASTER		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	2 - SOFTWOOD		
Sec Floors:	3 - HARDWOO	50	%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

Full Bath	1	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	17.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	17.5	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.04821074
Const Adj.:	1.00979996
Adj $ / SQ:	132.310
Other Features:	35500
Grade Factor:	1.20
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	400156
Depreciation:	70027
Depreciated Total:	330128

COMMENTS

FORMERLY 34 CAMBRIDGE TPK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

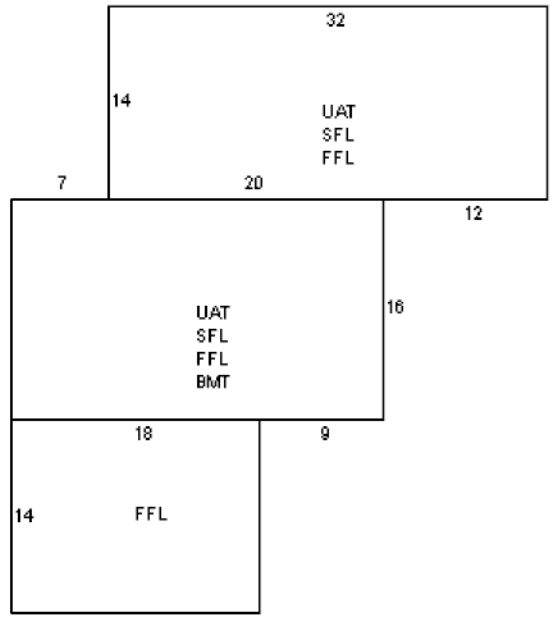
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	1
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 463496.3488

Juris. Factor:		Before Depr:	158.77
Special Features:	0	Val/Su Net:	128.14
Final Total:	330100	Val/Su SzAd	164.07

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,132	132.310	149,775
SFL	2ND FLOOR	880	132.310	116,433
BMT	BASEMENT	432	33.080	14,290
UAT	UNF ATTIC	132	132.310	17,465

Net Sketched Area:	2,576			Total:	297,963
Size Ad	2012	Gross Area	3324	FinArea	2012

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	SHED/FR	D	Y	1	110	A	AV	1970	15.00	T	70	101			500			500
2	SHED/FR	D	Y	1	120	A	AV	1972	15.00	T	70	101			500			500

More:	N	Total Yard Items:	1,000	Total Special Featues:		Total:	1,000

PARCEL ID

111 28 0