

**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:						
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		80000		SQUARE FE	PRIME SITE		0	7.	1.000	R1									560,000						560,000	
101	ONE FAM		0.963		ACRES	EXCESS ACRE		0	30,000.	1.000	R1									28,890						28,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	328,300	900	2.800	588,900	918,100
Total Card 328,300 900 2.800 588,900 918,100					
Total Parcel 328,300 900 2.800 588,900 918,100					
Source: Market Adj Cost		Total Value per SQ unit /Card: 408.88		/Parcel: 408.88	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	270,900	1100	2.8	535,300	807,300	807,300	Year End Roll	10/19/2021
2021	101	FV	240,400	1100	2.8	468,900	710,400	710,400	Year End Roll	10/15/2020
2020	101	FV	247,500	1100	2.8	313,900	562,500	562,500	Year End Roll	9/26/2019
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

**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		378,375	No	No			1/10 int. D. B. Cellucci
JOSEPH F. CONNO	22074-301		5/29/1992	FAMILY		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



**USER DEFINED**

Prior Id # 1:	15 2 1
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:	

