



PROPERTY LOCATION

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

OWNERSHIP

Unit #: _____

Owner 1: CHU TAT WAN
 Owner 2: YUNG JESSIE W
 Owner 3: _____
 Street 1: PO BOX 15
 Street 2: _____
 Twn/City: LINCOLN
 St/Prov: MA Cntry _____ Own Occ: Y
 Postal: 01773 Type: _____

PREVIOUS OWNER

Owner 1: LYONS RICHARD K -
 Owner 2: -
 Street 1: 40 CAMBRIDGE TP
 Twn/City: LINCOLN
 St/Prov: MA Cntry _____
 Postal: 01773-1815

NARRATIVE DESCRIPTION

This Parcel contains 1.6 ACRES of land mainly classified as ONE FAM with a(n) SPLIT LEVL Building Built about 1956, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 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		69696		SQUARE FE	PRIME SITE		0	6.7	1.103	R1									515,289						515,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	280,600	700	1.600	515,300	796,600
Total Card		280,600	700	1.600	515,300
Total Parcel		280,600	700	1.600	515,300
Source: Market Adj Cost		Total Value per SQ unit /Card: 476.29		/Parcel: 476.29	

Legal Description

Entered Lot Size _____
 Total Land: _____
 Land Unit Type: _____

User Acct

GIS Ref _____
 GIS Ref _____
 Insp Date 06/25/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	261,200	700	1.6	538,400	800,300	800,300	Year end	11/3/2022
2022	101	FV	237,600	1000	1.6	486,800	725,400	725,400	Year End Roll	10/19/2021
2021	101	FV	212,100	1000	1.6	423,000	636,100	636,100	Year End Roll	10/15/2020
2020	101	FV	218,000	1000	1.6	274,000	493,000	493,000	Year End Roll	9/26/2019
2019	101	FV	212,100	1000	1.6	244,400	457,500	457,500	Create Final value 2019	6/4/2019
2018	101	FV	212,100	1000	1.6	244,400	457,500	457,500	Year End Roll	9/28/2017
2017	101	FV	210,100	1000	1.6	244,400	455,500	455,500	Year End Roll	9/29/2016
2016	101	FV	206,100	1000	1.6	237,400	444,500	444,500	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
LYONS RICHARD K	56377-312		1/28/2011		465,500	No	No	
LUIGI BITTARELL	16021-4		2/20/1985		166,500	No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/29/2017	6945	SOLAR PA	10,552	C				Install solar pane
12/4/2017	6928	ROOF	7,400	C				Strip & re-roof dw
5/3/2012	5028	RENOVATI	11,000	C	6/25/2013			remodel existing k
6/14/1994	494-94	RENOVATI	3,500	C	8/29/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
6/25/2013	MEAS/EXT INS	25	D ERSKINE
4/24/2012	MEAS/EXT INS	618	G BOURGAULT
8/20/2007	MEAS/EXT INS	617	D HASCHIG
1/17/1996	MEAS+INSPECTD	606	
8/29/1995	PERMIT VISIT	606	

Sign: _____ VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION

Type:	21 - SPLIT LEVEL
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

BATH FEATURES

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

COMMENTS

FORMERLY 40 CAMBRIDGE TPK.

GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact.:	
Const Mod:			
Lump Sum Adj:			

OTHER FEATURES

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

CONDO INFORMATION

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

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	RM	S:	6	BR:	4	Bath:	2	HB				

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	4	
Totals			
1	6	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:			
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	15 - CARPET 50%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

Phys Cond:	GD - Good	23.1%
Functional:		
Economic:		
Special:		
Override:		
Total:		23.1%

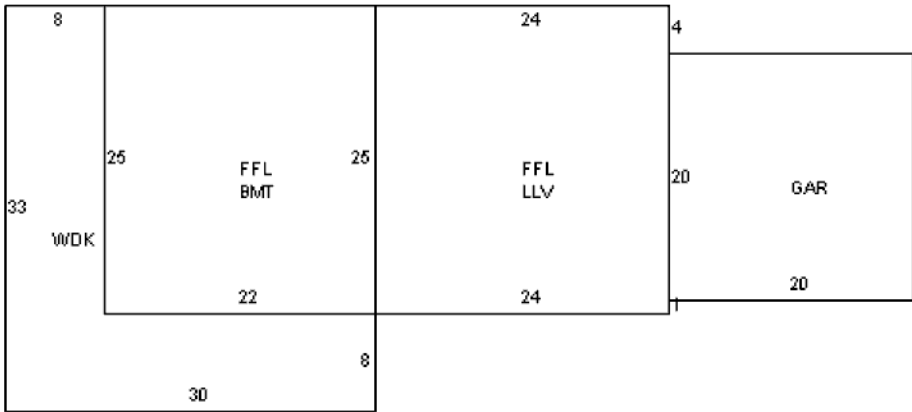
CALC SUMMARY

Basic \$ / SQ:	113.00
Size Adj.:	1.27173913
Const Adj.:	1.00999999
Adj \$ / SQ:	145.144
Other Features:	50750
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	364870
Depreciation:	84285
Depreciated Total:	280585

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	469419.1056
Juris. Factor:		Before Depr:	159.66	
Special Features:	0	Val/Su Net:	89.36	
Final Total:	280600	Val/Su SzAd	244.00	

SKETCH



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	8x10	A	AV	2009	15.00	T	40	101			700			700

PARCEL ID 112 9 0

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,150	145.140	166,915	
LLV	LOWR LEVEL	600	72.570	43,543	
BMT	BASEMENT	550	87.990	48,396	
WDK	WOOD DECK	440	17.490	7,695	
GAR	GARAGE	400	36.000	14,400	
Net Sketched Area:		3,140	Total:	280,949	
Size Ad	1150	Gross Area	3140	FinArea	1673

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	95	A	0

IMAGE

AssessPro Patriot Properties, Inc

