



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	6.7	1.000	R1									536,000						536,000	
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	Legal Description	User Acct
101	353,700	900	2.800	564,900	919,500	344	0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 409.50						/Parcel: 409.50	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	328,300	900	2.8	588,900	918,100	918,100	Year end	11/3/2022
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

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

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:	

GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1978	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	5 - LINO/VINYL 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:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

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:	3	Rating:	AVERAGE

OTHER FEATURES

Kits:	2	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	FR - Fair	27%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		27.5%

CALC SUMMARY

Basic \$ / SQ:	113.00
Size Adj.:	1.23701298
Const Adj.:	1.00500000
Adj \$ / SQ:	140.481
Other Features:	58786
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	487794
Depreciation:	134143
Depreciated Total:	353650

COMMENTS

FORMERLY 46 CAMBRIDGE TPK. 11/16 POOL= NV/COND.

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:	7	BRs:	3	Baths:	2	HB					

REMODELING

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

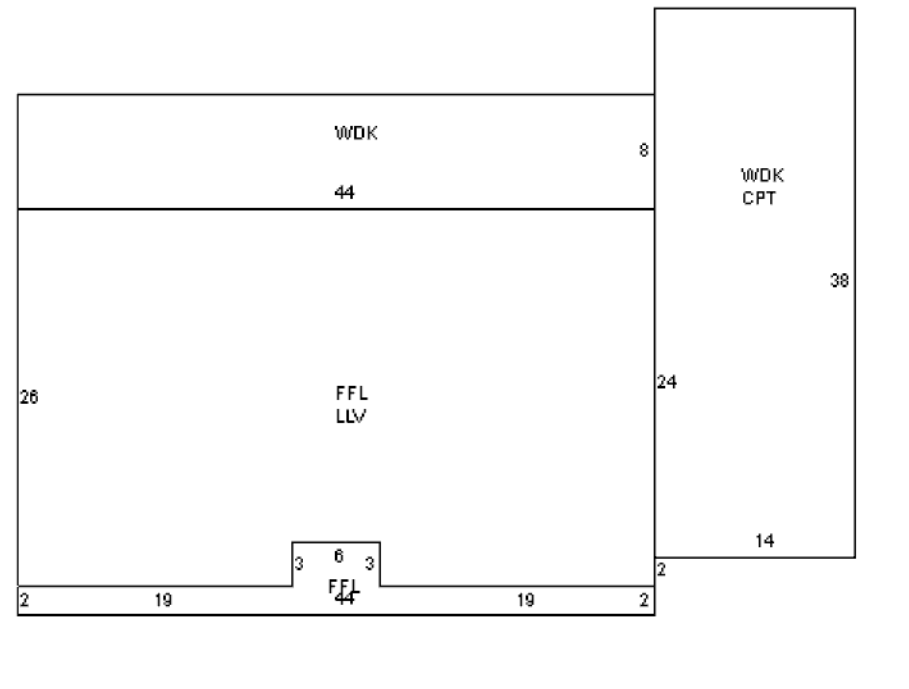
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	513747.5308
Juris. Factor:		Before Depr:		154.53
Special Features:	0	Val/Su Net:		93.72
Final Total:	353700	Val/Su SzAd:		287.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,232	140.480	173,073	
LLV	LOWR LEVEL	1,126	165.070	185,864	
WDK	WOOD DECK	884	15.860	14,022	
CPT	CARPORT	532	22.000	11,704	
Net Sketched Area:		3,774	Total:	384,663	
Size Ad	1232	Gross Area	3774	FinArea	2245

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	90	A	0

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	12X12	A	AV	1993	15.00	T	60	101			900			900

More:	N	Total Yard Items:	900	Total Special Features:		Total:	900
-------	---	-------------------	-----	-------------------------	--	--------	-----