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1 of 1

RESIDENTIAL

Town Of Lincoln

APPRAISED:

Total Card / 988,100 /

Total Parcel 988,100

USE VALUE:

988,100 /

988,100

ASSESSED:

988,100 /

988,100

Map

Lot

Sublot

Building

Unit

CARD

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 CONVENT'NL Building built about 1900, having primarily CLAPBOARD Exterior and 2404 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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	7.25	1.16	R1									548,113						548,100	

Total AC/HA:	1.49998	Total SF/SM:	65339	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 1	Total:	548,113	SpI Credit	Total:	548,100
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.500	438,900	1,100	548,100	988,100
Total Card 1.500 438,900 1,100 548,100 988,100					
Total Parcel 1.500 438,900 1,100 548,100 988,100					
Source: Market Adj Cost		Total Value per SQ unit /Card:		411.02	/Parcel: 411.02

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	382,900	1000	1.5	516,400	900,300		Year End Roll	12/2/2024
2024	101	FV	332,500	1000	1.5	506,500	840,000		Year end	11/9/2023
2023	101	FV	330,100	1000	1.5	529,200	860,300	860,300	Year end	11/3/2022
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 va	6/4/2019
2018	101	FV	204,300	1000	1.5	240,300	445,600	445,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	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	10/20/2022			2 story addition f
6/7/2021	R-21-0116	ROOF	20,350	C	7/14/2021			Strip & re-roof dw

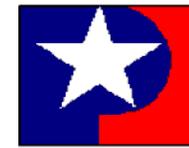
ACTIVITY INFORMATION

Date	Result	By	Name
4/19/2024	MEAS/EXT INS	605	BOA
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

Total:	548,113	SpI Credit	Total:	548,100
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Total:	548,113	SpI Credit	Total:	548,100
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Patriot Properties Inc.

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:	
CivilDistrict:	
Ratio:	

!765!

PRINT
Date Time
09/26/25 15:13:35

LAST REV
Date Time
08/19/24 14:12:00

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765

