

Map Lot Sublot **Building** **Unit** **CARD**

PROPERTY LOCATION

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

OWNERSHIP

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 SPLIT LEVEL Building built about 1956, having primarily WOOD SHING Exterior and 1673 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 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		69696		SQUARE FE	PRIME SITE		0	7.25	1.10	R1									557,589						557,600	

Total AC/HA:	1.60000	Total SF/SM:	69696	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 1	Total:	557,589	SpI Credit	Total:	557,600
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.600	259,100	800	557,600	817,500
Total Card 1.600 259,100 800 557,600 817,500					
Total Parcel 1.600 259,100 800 557,600 817,500					
Source: Market Adj Cost		Total Value per SQ unit /Card:		488.79	/Parcel: 488.79

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	280,600	700	1.6	525,300	806,600		Year End Roll	12/2/2024
2024	101	FV	280,600	700	1.6	515,300	796,600		Year end	11/9/2023
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 va	6/4/2019
2018	101	FV	212,100	1000	1.6	244,400	457,500	457,500	Year End Roll	9/28/2017

SALES INFORMATION

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

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/6/2023	R-23-0291	INSULATI	7,000	C				Insulation work pa
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
12/19/2024	MEAS/EXT INS	6	JN
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+INSPCTD	606	
8/29/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA / /

Legal Description	User Acct
	GIS Ref
	GIS Ref
	Insp Date
	12/19/24

Parcel ID	112 9 0
PRINT	
Date	09/26/25
Time	15:15:17
LAST REV	
Date	01/03/25
Time	13:23:29
	apro
	781



USER DEFINED	
Prior Id # 1:	15 2 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:	

