

Map Lot Sublot Building Unit CARD

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 SPLIT LEVEL Building built about 1978, having primarily WOOD SHING Exterior and 2245 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 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		80000		SQUARE FE	PRIME SITE		0	7.25	1.00	R1									580,000						580,000	
101	ONE FAM		0.963		ACRES	EXCESS ACRE		0	35,000.	1.00	R1									33,705						33,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.800	375,400	900	613,700	990,000
Total Card 2.800 375,400 900 613,700 990,000					
Total Parcel 2.800 375,400 900 613,700 990,000					
Source: Market Adj Cost		Total Value per SQ unit /Card: 440.90		/Parcel: 440.90	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	353,700	900	2.8	580,100	934,700		Year End Roll	12/2/2024
2024	101	FV	353,700	900	2.8	564,900	919,500		Year end	11/9/2023
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 va	6/4/2019
2018	101	FV	240,400	1100	2.8	283,100	524,600	524,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	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. B. Cellu
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	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	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:

CivilDistrict:

Ratio:

