



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(n) CONVENT'NL Building Built about 1900, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		65339		SQUARE FE	PRIME SITE		0	5.5	1.157	R1									415,809						415,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	273,900	1,000	1.500	415,800	690,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 343.29						/Parcel: 343.29	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
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 value 2019	6/4/2019
2018	101	FV	204,300	1000	1.5	240,300	445,600	445,600	Year End Roll	9/28/2017
2017	101	FV	191,000	1000	1.5	240,300	432,300	432,300	Year End Roll	9/29/2016
2016	101	FV	187,100	1000	1.5	233,400	421,500	421,500	Year End Roll	1/14/2016
2015	101	FV	179,400	1000	1.5	185,200	365,600	365,600	Year End	10/2/2014
2014	101	FV	177,500	1000	1.5	203,200	381,700	381,700	Year End Roll	1/23/2014
2013	101	FV	173,700	1000	1.5	249,500	424,200	424,200	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BOYNTON,DANIEL	71826-197		10/31/2018		677000	No	No			
MORSE, LYNNE K.	14298-293		5/26/1981		100000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
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

EXTERIOR INFORMATION

Type:	22 - CONVENT'NL
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	B- - GOOD (-)
Year Blt:	1900
Alt LUC:	
Jurisdic:	
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

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

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	110	A	AV	1970	15.00	T	70	101			500			500
2	SHED/FR	D	Y	1	120	A	AV	1972	15.00	T	70	101			500			500

More:	N	Total Yard Items:	1,000	Total Special Features:
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BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	VG - Very Good	17%
Functional:		
Economic:		
Special:		
Override:		
Total:		17%

CALC SUMMARY

Basic \$ / SQ:	95.00
Size Adj.:	1.04821074
Const Adj.:	1.00979996
Adj \$ / SQ:	100.556
Other Features:	35500
Grade Factor:	1.26
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	330059
Depreciation:	56110
Depreciated Total:	273949

COMMENTS

FORMERLY 34 CAMBRIDGE TPK.

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: 8		BRs: 4		Baths: 1		HB		1			

REMODELING

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

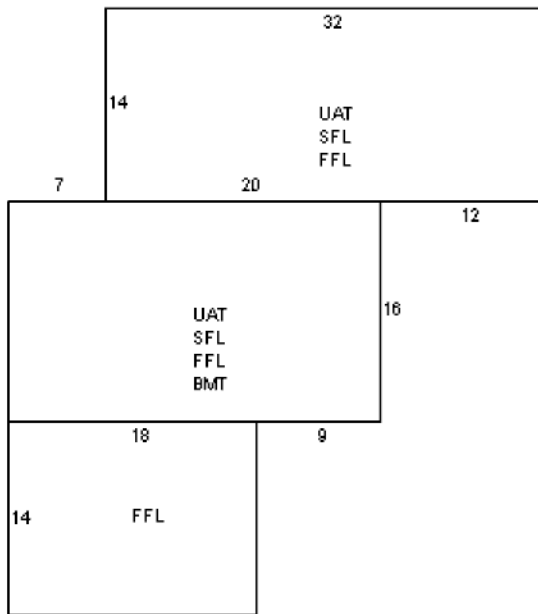
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	1
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 463496.3488
Juris. Factor:		Val/Su Fin:	136.13	
Special Features:	0	Val/Su Net:	106.33	
Final Total:	273900	Val/Su SzAd:	136.13	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,132	100.560	113,829	
SFL	2ND FLOOR	880	100.560	88,489	
BMT	BASEMENT	432	25.140	10,860	
UAT	UNF ATTIC	132	100.560	13,273	
Net Sketched Area:		2,576	Total:	226,451	
Size Ad	2012	Gross Area	3324	FinArea	2012

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE



AssessPro Patriot Properties, Inc

PARCEL ID 111 28 0

Appr Value	JCod	JFact	Juris. Value
500			500
500			500

Total:	1,000
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