

Town Of Lincoln



Patriot Properties Inc.

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(n) SPLIT LEVL Building Built about 1956, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 4 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 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	5.5	1.103	R1									422,998						423,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	212,100	1,000	1.600	423,000	636,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 380.33						/Parcel: 380.33	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
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 value 2019	6/4/2019
2018	101	FV	212,100	1000	1.6	244,400	457,500	457,500	Year End Roll	9/28/2017
2017	101	FV	210,100	1000	1.6	244,400	455,500	455,500	Year End Roll	9/29/2016
2016	101	FV	206,100	1000	1.6	237,400	444,500	444,500	Year End Roll	1/14/2016
2015	101	FV	204,100	1000	1.6	188,400	393,500	393,500	Year End	10/2/2014
2014	101	FV	196,200	1000	1.6	206,700	403,900	403,900	Year End Roll	1/23/2014
2013	101	FV	182,500	1000	1.6	253,800	437,300	437,300	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LYONS RICHARD K	56377-312		1/28/2011		465500	No	No			
LUIGI BITTARELL	16021-4		2/20/1985		166500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
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
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+INSPECTD	606	
8/29/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA

