



**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(n) SPLIT LEVL Building Built about 1978, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 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		80000		SQUARE FE	PRIME SITE		0	5.5	1.000	R1									440,000						440,000	
101	ONE FAM		0.963		ACRES	EXCESS ACRE		0	30,000.	1.000	R1									28,890						28,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	240,400	1,100	2.800	468,900	710,400	344	0
							GIS Ref
							GIS Ref
							Insp Date
							11/17/16
Total Card		240,400	1,100	2.800	468,900	710,400	Entered Lot Size
Total Parcel		240,400	1,100	2.800	468,900	710,400	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: 316.38			/Parcel: 316.38		Land Unit Type:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
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 value 2019	6/4/2019
2018	101	FV	240,400	1100	2.8	283,100	524,600	524,600	Year End Roll	9/28/2017
2017	101	FV	235,400	6300	2.8	283,100	524,800	524,800	Year End Roll	9/29/2016
2016	101	FV	230,600	6300	2.8	275,900	512,800	512,800	Year End Roll	1/14/2016
2015	101	FV	228,200	6300	2.8	224,900	459,400	459,400	Year End	10/2/2014
2014	101	FV	218,700	6300	2.8	243,900	468,900	468,900	Year End Roll	1/23/2014
2013	101	FV	213,900	6300	2.8	292,900	513,100	513,100	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	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
CONNOLLY JOSEPH	31060-375		1/18/2000		378375	No	No			1/10 int. D. B. Cellucci
JOSEPH F. CONNO	22074-301		5/29/1992	FAMILY	0	No	No			

**BUILDING PERMITS**

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

