

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		BLUEBERRY LN, LINCOLN

OWNERSHIP

Owner 1:	SEMERJIAN EVAN Y
Owner 2:	SEMERJIAN BARBARA N
Owner 3:	
Street 1:	20 BLUEBERRY LN
Street 2:	PO BOX 6276
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2210 Type:

PREVIOUS OWNER

Owner 1:	SEMERJIAN TR - EVAN Y
Owner 2:	-
Street 1:	24 BLUEBERRY LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2210

NARRATIVE DESCRIPTION

This Parcel contains 1.2 ACRES of land mainly classified as UNDEV

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
132	UNDEV		1		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									35,000						35,000	Unbuildable
132	UNDEV		0.2		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									7,000						7,000	Paper Street-Blueb

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	1.200			42,000	42,000
Total Card	1.200			42,000	42,000
Total Parcel	1.200			42,000	42,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		N/A	/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	132	FV		0	1.2	36,400	36,400		Year End Roll	12/2/2024
2024	132	FV		0	1.2	31,200	31,200		Year end	11/9/2023
2023	132	FV		0	1.2	31,200	31,200	31,200	Year end	11/3/2022
2022	132	FV		0	1.2	31,200	31,200	31,200	Year End Roll	10/19/2021
2021	132	FV		0	1.2	31,200	31,200	31,200	Year End Roll	10/15/2020
2020	132	FV		0	1.2	31,200	31,200	31,200	Year End Roll	9/26/2019
2019	132	FV		0	1.2	31,200	31,200	31,200	Create Final va	6/4/2019
2018	132	FV		0	1.2	31,200	31,200	31,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEMERJIAN TR, EV	1580-104		10/14/2021	CONVENIENC	99	No	No		
MORRIS KATHERIN	1191-13		7/20/1998		360,000	No	No		
FOSTER NYSTROM	833-163		4/25/1973		65,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/14/1998	1522	DEMOLITI		C	5/24/1999			

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/1998	MEAS/EXT INS	602	
10/24/1995	MEAS/EXT INS	607	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.20000	Total SF/SM:	52272	Parcel LUC:	132 UNDEV	Prime NB Desc	RES CAT 3	Total:	42,000	SpI Credit		Total:	42,000
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Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	47 6 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:	

!1370!

PRINT

Date	Time
09/26/25	16:17:14

LAST REV

Date	Time
05/10/25	10:37:52

meadorse 1370

