

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LOW STEPHEN R
Owner 2:	LOW BARBARA B
Owner 3:	
Street 1:	16 BLUEBERRY LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2210 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 1.7 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1948, having primarily CLAPBOARD Exterior and 4598 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 2 HalfBaths, 10 Rooms, and 5 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		74051.8		SQUARE FE	PRIME SITE		0	9.98	1.06	R3									780,593						780,600	

Total AC/HA:	1.70000	Total SF/SM:	74052	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	780,593	SpI Credit	Total:	780,600
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.700	827,600		780,600	1,608,200
Total Card	1.700	827,600		780,600	1,608,200
Total Parcel	1.700	827,600		780,600	1,608,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:	349.79	/Parcel:	349.79

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	847,500	0	1.7	757,900	1,605,400		Year End Roll	12/2/2024
2024	101	FV	842,600	0	1.7	743,000	1,585,600		Year end	11/9/2023
2023	101	FV	735,800	0	1.7	684,400	1,420,200	1,420,200	Year end	11/3/2022
2022	101	FV	644,600	0	1.7	618,700	1,263,300	1,263,300	Year End Roll	10/19/2021
2021	101	FV	584,200	0	1.7	547,500	1,131,700	1,131,700	Year End Roll	10/15/2020
2020	101	FV	522,200	0	1.7	547,500	1,069,700	1,069,700	Year End Roll	9/26/2019
2019	101	FV	497,000	0	1.7	530,300	1,027,300	1,027,300	Create Final va	6/4/2019
2018	101	FV	497,000	0	1.7	530,300	1,027,300	1,027,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CRAIG GUSTAFSON	888-189		5/27/1977		103,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/5/2023	R-23-0005	INSULATI	10,000	C				Install insulation

ACTIVITY INFORMATION

Date	Result	By	Name
1/8/2025		6	JN
8/28/2013	MEAS/EXT INS	25	D ERSKINE
6/11/2007	MEAS/EXT INS	617	D HASCHIG
9/26/1998	MEAS+INSPCTD	602	
12/14/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	47 8 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:	

Parcel ID 133 58 0
 Entered Lot Size
 Total Land:
 Land Unit Type:
 Insp Date 08/28/13
 !1372!
 PRINT
 Date 09/26/25 Time 16:17:26
 LAST REV
 Date 01/08/25 Time 14:37:49
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 1372

