



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		CERULEAN WY, LINCOLN

OWNERSHIP

Owner 1:	ALTSHULER GREGORY B
Owner 2:	ALTSHULER NATASHA
Owner 3:	
Street 1:	17 CERULEAN WY
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BOURGAN ABBIE -
Owner 2:	BOURGAN SUSAN E -
Street 1:	17 CERULEAN WAY
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4310

NARRATIVE DESCRIPTION

This Parcel contains 2.99 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1993, Having Primarily STUCCO Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 11 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		
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 Infru	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	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		1.153		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									6,918						6,900	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	703,300		2.990	653,300	1,356,600	2551	0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		300.92	/Parcel:	300.92	Insp Date
							11/12/15

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	703,300	0	2.99	653,300	1,356,600	1,356,600	Year End Roll	9/28/2017
2017	101	FV	691,900	0	2.99	646,900	1,338,800	1,338,800	Year End Roll	9/29/2016
2016	101	FV	672,800	0	2.99	628,500	1,301,300	1,301,300	Year End Roll	1/14/2016
2015	101	FV	797,500	0	2.99	696,500	1,494,000	1,494,000	Year End	10/2/2014
2014	101	FV	746,800	0	2.99	686,900	1,433,700	1,433,700	Year End Roll	1/23/2014
2013	101	FV	734,100	0	2.99	666,900	1,401,000	1,401,000	Year End Roll	10/25/2012
2012	101	FV	738,100	0	2.99	686,900	1,425,000	1,425,000	Year End	1/26/2012
2011	101	FV	750,900	0	2.99	733,300	1,484,200	1,484,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BOURGAN ABBIE,	45667-397		7/21/2005		1585000	No	No			
BOURGAN ABBIE,	29804-464		2/11/1999	CONVENIENC		1	Yes	No		
WARBLER SPRINGS	22530-273		10/23/1992		183000	Yes	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
6/29/2015	6131	ROOF	21,000	C				Strip & re-roof dw
3/3/2010	4394	KITCHEN	24,000	C	7/21/2010			kit reno;no change
12/22/2006	3591	RENOVATI	64,000	C	5/31/2007			deck reno;enclosur

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2015	MEAS+INSPCTD	618	G BOURGAULT
7/21/2010	MEAS/EXT INS	25	D ERSKINE
5/31/2007	MEAS/EXT INS	100	B MORGAN
12/1/2005	MEAS/EXT INS	615	D VELUTTI
11/10/2001	M&L COMPLETE	613	M COLE
5/18/1996	MEAS+INSPCTD	606	J SMITH
11/8/1995	MEAS/EXT INS	607	D KEARLY
6/27/1994	FIELDREV CHG	600	PA
1/5/1994	LEFT NOTICE	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	9	- CONTEMPORARY
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	6	- STUCCO
Sec Wall:		
Roof Struct:	2	- HIP
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	B+	- GOOD (+)	
Year Blt:	1993	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact.:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1	- DRYWALL	
Sec Int Wall:			
Partition:	E	- EXTNSIVE	
Prim Floors:	3	- HARDWOOD	
Sec Floors:	4	- CARPET	50%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	1	- OIL	
Heat Type:	14	- HVAC	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal:	0	% Sprinkled:	0

Full Bath:	3	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	GOOD
A HBth:		Rating:	
OthrFix:	5	Rating:	AVERAGE

BATH FEATURES

Other Features:			
Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	GOOD
WSFlue:		Rating:	

OTHER FEATURES

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

CONDO INFORMATION

COMMENTS

ORDER OF CONDITIONS RE WETLANDS RESTRICTIONS

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	RM	11	BR	4	Bath	3	HB	1				

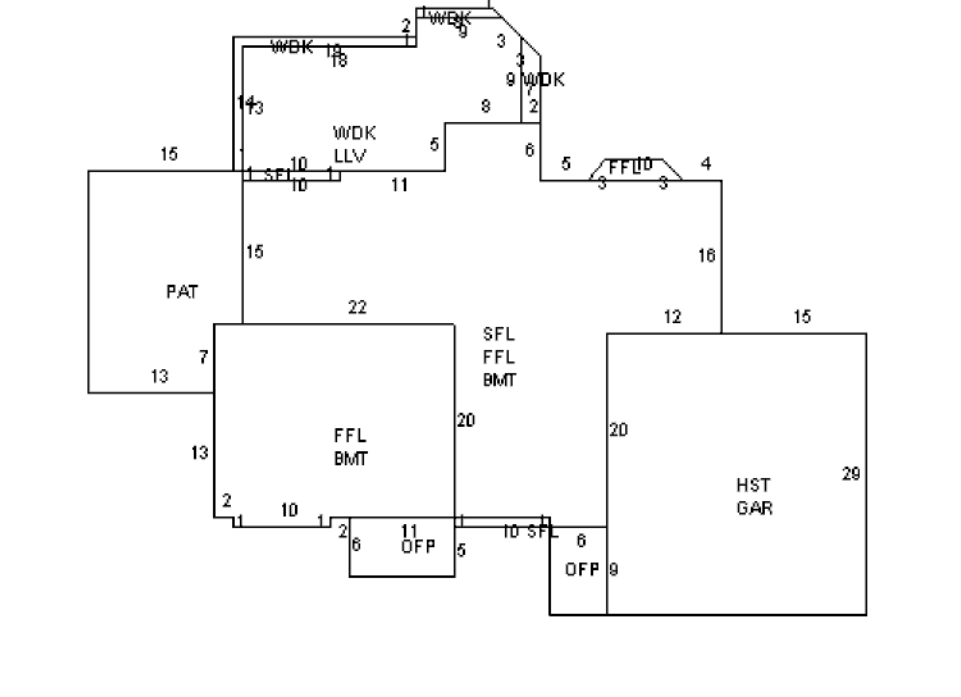
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	4	1
Totals			
1	11	4	

SKETCH



CALC SUMMARY

Basic \$ / SQ:	91.00
Size Adj.:	0.93424690
Const Adj.:	1.02989697
Adj \$ / SQ:	87.558
Other Features:	94280
Grade Factor:	1.53
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	784975
Depreciation:	81637
Depreciated Total:	703338

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	1007200.000
Juris. Factor:		Val/Su Fin:	156.01	
Special Features:	0	Val/Su Net:	100.92	
Final Total:	703300	Val/Su SzAd	215.97	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,686	87.560	147,623	
BMT	BASEMENT	1,669	46.520	77,634	
SFL	2ND FLOOR	1,179	87.560	103,231	
GAR	GARAGE	783	36.000	28,188	
WDK	WOOD DECK	425	17.600	7,481	
HST	HALF STORY	392	87.560	34,279	
LLV	LOWR LEVEL	368	43.780	16,111	
PAT	PATIO	347	7.000	2,429	
Net Sketched Area:		6,969	Total:	418,776	
Size Ad	3256.5	Gross Area	7360	FinArea	4508

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75	G	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

More: N	Total Yard Items:	Total Special Features:	Total:
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IMAGE

AssessPro Patriot Properties, Inc

