



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	SCHMERGEL TR GREG E
Owner 2:	SCHMERGEL TR JOANNA O
Owner 3:	GREG & JOANNA SCHMERGEL FAM TR
Street 1:	18 CERULEAN WY
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	BELLINI - JOSEPH M
Owner 2:	BELLINI - MARY D
Street 1:	18 CERULEAN WY
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 2. ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 1999, Having Primarily STUCCO Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
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 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	9.96	1.000	R5									796,800						796,800	
101	ONE FAM		0.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									4,890						4,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,068,100	31,700	2.000	801,700	1,901,500		0
							GIS Ref
							GIS Ref
							Insp Date
							10/07/13
Total Card							Entered Lot Size
Total Parcel							Total Land:
Source: Market Adj Cost							Land Unit Type:
Total Value per SQ unit /Card: 216.81							/Parcel: 216.81

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,068,100	31700	2.	801,700	1,901,500	1,901,500	Year End Roll	9/28/2017
2017	101	FV	962,900	31700	2.	801,700	1,796,300	1,796,300	Year End Roll	9/29/2016
2016	101	FV	939,500	31700	2.	749,700	1,720,900	1,720,900	Year End Roll	1/14/2016
2015	101	FV	929,500	31700	2.	694,500	1,655,700	1,655,700	Year End	10/2/2014
2014	101	FV	909,600	31700	2.	684,900	1,626,200	1,626,200	Year End Roll	1/23/2014
2013	101	FV	1,554,300	31700	1.91	662,200	2,248,200	2,248,200	Year End Roll	10/25/2012
2012	101	FV	1,693,200	31700	1.91	682,200	2,407,100	2,407,100	Year End	1/26/2012
2011	101	FV	1,829,100	31700	1.91	728,600	2,589,400	2,589,400	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BELLINI,JOSEPH	61599-145		4/12/2013		1625000	No	No			
SCHMERGEL,GREG	51599-173		4/12/2013	FAMILY	99	No	No			
GILL RICHARD J	31445-347		5/26/2000		1950000	Yes	No			
GREENE CATHERIN	28013-375		12/24/1997		422500	Yes	No			
GREENE,CATHERI	22048-293		5/20/1992	CONVENIENC	10	Yes	No			
WARBLER SPRINGS	22028-150		5/13/1992		250000	Yes	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/7/2017	6763	ROOF	38,761	C				Strip & re-roof 70
6/16/2014	5780	SOLAR PA	2,450	C				Install roof mount
8/9/2001	2314	POOL HOU	30,000	C	6/1/2002			
4/20/2000	1936	POOL	35,000	C	6/8/2001			
3/23/2000	1900	FINISH B	49,600	C	6/6/2000			6/6/00 100%
11/12/1998	1580	NEW HOME	570,240	C	6/6/2000			6/6/00 100%

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/7/2013	MEAS+INSPCTD	618	G BOURGAULT
1/12/2009	MEAS/EXT INS	25	D ERSKINE
2/24/2004	MEAS+INSPCTD	600	PA
6/1/2002	MEAS+INSPCTD	613	M COLE
6/8/2001	MEAS/EXT INS	613	M COLE
6/6/2000	MEAS+INSPCTD	608	D DARGON
8/24/1999	MEAS+INSPCTD	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

