



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	VERCOLLONE CARL R
Owner 2:	
Owner 3:	
Street 1:	25 CERULEAN WY
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BLUMENREICH ILENE S -
Owner 2:	BLUMENREICH ALAN J -
Street 1:	25 CERULEAN WY
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 5.057 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1999, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 2 HalfBaths, 0 3/4 Baths, 14 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 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	9.96	1.000	R5									796,800						796,800	
101	ONE FAM		2.527		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									75,810						75,800	
101	ONE FAM		0.693		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									4,158						4,200	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	1,138,700	1,500	5.057	876,800	2,017,000	3534	0				
							GIS Ref				
							GIS Ref				
Total Card					1,138,700	1,500	5.057	876,800	2,017,000	Entered Lot Size	
Total Parcel					1,138,700	1,500	5.057	876,800	2,017,000	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			301.75	/Parcel:	301.75	Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,138,700	1500	5.057	876,800	2,017,000	2,017,000	Year End Roll	9/28/2017
2017	101	FV	1,058,400	1500	5.057	876,800	1,936,700	1,936,700	Year End Roll	9/29/2016
2016	101	FV	1,026,500	1500	5.057	824,800	1,852,800	1,852,800	Year End Roll	1/14/2016
2015	101	FV	1,016,700	1500	5.057	769,600	1,787,800	1,787,800	Year End	10/2/2014
2014	101	FV	948,200	1500	5.057	760,000	1,709,700	1,709,700	Year End Roll	1/23/2014
2013	101	FV	928,600	8000	5.057	740,000	1,676,600	1,676,600	Year End Roll	10/25/2012
2012	101	FV	948,200	8000	5.057	760,000	1,716,200	1,716,200	Year End	1/26/2012
2011	101	FV	967,800	8000	5.057	806,400	1,782,200	1,782,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BLUMENREICH ILE	33897-296		10/25/2001		1809000	No	No			
UCALANO CONSTRU	30450-233		7/16/1999	INTRA-CORP		1	No	No		
HATSOPOULOS REA	29646-416		1/6/1999	CHANGE IN US	575000	Yes	No		sale incl 124-16-6	
WARBLER SPRINGS	21203-347		6/5/1991		175000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/19/2015	6258	ROOF	17,500	C				Strip and re-roof
9/28/2012	5175	DEMOLITI	4,500	C				demo existing pool
1/16/2004	2846	MANUAL	10,000	C	6/26/2004			add protective roo
5/13/1999	1715	POOL	15,000	C	6/6/2000			6/6/00 100%
12/29/1998	1603	NEW HOME	386,000		7/1/1999			

ACTIVITY INFORMATION

Date	Result	By	Name
1/12/2009	MEAS/EXT INS	25	D ERSKINE
6/26/2004	MEAS/EXT INS	615	D VELUTTI
4/4/2002	MEAS+INSPCTD	600	PA
6/6/2000	MEAS/EXT INS	608	D DARGON
8/4/1999	MEAS/EXT INS	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

