



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	OSIT MADELINE
Owner 2:	MAUDE DANIEL
Owner 3:	
Street 1:	4 CERULEAN WY
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4300 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.89 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 1991, Having Primarily CLAPBOARD Exterior and SLATE Roof Cover, with 1 Units, 6 Baths, 3 HalfBaths, 0 3/4 Baths, 21 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 Influ	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		0.053		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									1,590						1,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	2,209,200		1.890	798,400	3,007,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 242.82						/Parcel: 242.82	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	2,209,200	0	1.89	798,400	3,007,600	3,007,600	Year End Roll	9/28/2017
2017	101	FV	2,020,500	0	1.89	798,400	2,818,900	2,818,900	Year End Roll	9/29/2016
2016	101	FV	1,971,200	0	1.89	746,400	2,717,600	2,717,600	Year End Roll	1/14/2016
2015	101	FV	1,950,600	0	1.89	691,200	2,641,800	2,641,800	Year End	10/2/2014
2014	101	FV	1,909,400	0	1.89	681,600	2,591,000	2,591,000	Year End Roll	1/23/2014
2013	101	FV	1,868,100	0	1.89	661,600	2,529,700	2,529,700	Year End Roll	10/25/2012
2012	101	FV	2,033,100	0	1.89	681,600	2,714,700	2,714,700	Year End	1/26/2012
2011	101	FV	2,115,600	0	1.89	728,000	2,843,600	2,843,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CARANO, DONALD	26515-199		7/23/1996		2330000	No	No			
WARBLER SPRINGS	20867-45		11/15/1990		230000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/9/2008	3962	ROOF		C				strip & re-roof

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2017	MEAS/EXT INS	4	JG
6/30/2008	MEAS/EXT INS	25	D ERSKINE
11/10/2001	M&L COMPLETE	613	M COLE
11/8/1995	MEAS+INSPCTD	607	D KEARLY
1/5/1994	FIELDREV CHG	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.88955	Total SF/SM: 82308.80	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 5	Total: 798,390	Spl Credit	Total: 798,400
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