

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	NAJARIAN TR K GEORGE
Owner 2:	NAJARIAN TR CAROLANN
Owner 3:	K GEORGE NAJARIAN REV TRUST
Street 1:	PO BOX 526
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	EHRlich - WALTER
Owner 2:	-
Street 1:	60 BABCOCK ST
Twn/City:	BROOKLINE
St/Prov:	MA Cntry
Postal:	02446

NARRATIVE DESCRIPTION

This Parcel contains 1.4 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1952, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
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		60983.2		SQUARE FE	PRIME SITE		0	6.78	1.218	R3									503,720						503,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	663,000		1.400	503,700	1,166,700
Total Card	663,000		1.400	503,700	1,166,700
Total Parcel	663,000		1.400	503,700	1,166,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		308.19	/Parcel: 308.19

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	663,000	0	1.4	503,700	1,166,700	1,166,700	Year End Roll	9/28/2017
2017	101	FV	537,000	0	1.4	475,500	1,012,500	1,012,500	Year End Roll	9/29/2016
2016	101	FV	308,800	0	1.4	461,400	770,200	770,200	Year End Roll	1/14/2016
2015	101	FV	249,400	0	1.4	427,200	676,600	676,600	Year End	10/2/2014
2014	101	FV	239,800	2900	1.4	382,600	625,300	625,300	Year End Roll	1/23/2014
2013	101	FV	235,000	2900	1.38	370,200	608,100	608,100	Year End Roll	10/25/2012
2012	101	FV	235,000	2900	1.38	407,200	645,100	645,100	Year End	1/26/2012
2011	101	FV	242,200	2900	1.38	413,800	658,900	658,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
EHRlich,WALTER	1491-12		6/10/2016		1487000	No	No			
US BANK NATIONA	1444-71		10/29/2013	POST FRCLSR	588000	No	No			
ARNOLD,WARREN H	1437-114		7/9/2013	FORECLOSURE	638815	No	No			
BETTY R. WALES	910-58		6/9/1983		230000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/21/2017	6863	SOLAR PA	11,434	C	10/26/2017			Install solar pane
10/5/2016	6575	ROOF	23,609	C				Strip & re-roof
9/22/2014	5912	MANUAL	2,600	C				
8/6/2014	5859	RENOVATI	200,000	C	6/9/2016			renovations to fir
7/2/2013	5458	DEMOLITI	3,500	C				fill in swimming p
11/14/2005	3317	ROOF		C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2016	PERMIT VISIT	618	G BOURGAULT
5/27/2015	PERMIT VISIT	619	DH
9/10/2009	MEAS+INSPCTD	25	D ERSKINE
11/15/2002	ENTRY DENIED	615	D VELUTTI
9/16/1998	MEAS+INSPCTD	602	D TUCKER
1/22/1996	ENTRY DENIED	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.39998	Total SF/SM:	60983.13	Parcel LUC:	101 ONE FAM	Prime NB Desc:	RES CAT 3	Total:	503,720	Spl Credit:		Total:	503,700
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Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	5120
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:	

PRINT

Date	Time
10/02/18	18:08:49

LAST REV

Date	Time
01/31/18	14:08:20

blakeley

1435

