



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BISHOP SARAH R
Owner 2:	
Owner 3:	
Street 1:	6 BLUEBERRY LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2210 Type:

PREVIOUS OWNER

Owner 1:	BISHOP ROBERT C -
Owner 2:	BISHOP SARAH R -
Street 1:	6 BLUEBERRY LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2210

NARRATIVE DESCRIPTION

This Parcel contains 2.087 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1939, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				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	7.	1.000	R3									560,000						560,000	
101	ONE FAM		0.25		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									1,500						1,500	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	619,100	1,000	2.087	561,500	1,181,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 291.11						/Parcel: 291.11	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	614,000	1000	2.087	561,500	1,176,500	1,176,500	Year End Roll	9/26/2019
2019	101	FV	558,100	1000	2.087	543,900	1,103,000	1,103,000	Create Final value 2019	6/4/2019
2018	101	FV	558,100	1000	2.087	543,900	1,103,000	1,103,000	Year End Roll	9/28/2017
2017	101	FV	543,500	1000	2.087	513,500	1,058,000	1,058,000	Year End Roll	9/29/2016
2016	101	FV	523,400	1000	2.087	498,300	1,022,700	1,022,700	Year End Roll	1/14/2016
2015	101	FV	518,600	1000	2.087	461,500	981,100	981,100	Year End	10/2/2014
2014	101	FV	482,300	1000	2.087	413,500	896,800	896,800	Year End Roll	1/23/2014
2013	101	FV	473,000	1000	2.087	401,500	875,500	875,500	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BISHOP ROBERT C	1267-54		4/24/2003	CONVENIENC		1	No	No		
ALBERT L. FULLE	1032-131		7/1/1987		480000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/5/2010	4382	RENOVATI	6,250	C	4/27/2010			reno existing bath
12/4/2007	3832	MANUAL		C				replace lead aroun

ACTIVITY INFORMATION

Date	Result	By	Name
8/28/2013	MEAS/EXT INS	25	D ERSKINE
6/11/2007	MEAS/EXT INS	617	D HASCHIG
9/16/1998	MEAS+INSPCTD	602	
10/26/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	2.08655	Total SF/SM:	90890.12	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	561,500	Spl Credit		Total:	561,500
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