



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SOLOMON TR MANSON J
Owner 2:	
Owner 3:	MANSON J SOLOMON LIVING TRUST
Street 1:	10 BLUEBERRY LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2210 Type:

PREVIOUS OWNER

Owner 1:	SOLOMON MANSON J -
Owner 2:	-
Street 1:	10 BLUEBERRY LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2210

NARRATIVE DESCRIPTION

This Parcel contains 1.897 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1961, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 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:				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 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	7.	1.000	R3									560,000						560,000	
101	ONE FAM		0.06		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									360						400	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	258,100		1.897	560,400	818,500
Total Card		258,100	1.897	560,400	818,500
Total Parcel		258,100	1.897	560,400	818,500
Source: Market Adj Cost		Total Value per SQ unit /Card: 284.52		/Parcel: 284.52	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	255,800	0	1.897	560,400	816,200	816,200	Year End Roll	9/26/2019
2019	101	FV	232,500	0	1.897	542,800	775,300	775,300	Create Final value 2019	6/4/2019
2018	101	FV	232,500	0	1.897	542,800	775,300	775,300	Year End Roll	9/28/2017
2017	101	FV	230,100	0	1.897	512,400	742,500	742,500	Year End Roll	9/29/2016
2016	101	FV	227,800	0	1.897	497,200	725,000	725,000	Year End Roll	1/14/2016
2015	101	FV	223,100	0	1.897	460,400	683,500	683,500	Year End	10/2/2014
2014	101	FV	193,900	0	1.897	412,400	606,300	606,300	Year End Roll	1/23/2014
2013	101	FV	189,600	0	1.897	400,400	590,000	590,000	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
SOLOMON MANSON	1370-46		6/24/2009	FAMILY		1	No	No
SOLOMON MANSON	13635-106		4/6/2007	FAMILY		1	No	No
DONNELL MARION	1263-178		1/28/2003		833625	No	No	
MARION L. DONNE	1073-170		9/20/1990	FAMILY		0	No	No

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/23/2018	6961	MANUAL	15,407	C				Install air sealin
5/13/2008	3943	ROOF		C				strip & re-roof
5/14/2007	3683	RENOVATI	28,500	C	6/15/2007			reno hallway to bm
5/8/1995	704-95	ROOF		C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
8/28/2013	MEAS/EXT INS	25	D ERSKINE
6/15/2007	MEAS+INSPCTD	100	
2/28/2004	MEAS+INSPCTD	615	
9/16/1998	MEAS+INSPCTD	602	
10/24/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

