



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	VERCOLLONE TR CARL R
Owner 2:	CARL VERCOLLONE REVOC TRUST
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:	VERCOLLONE - CARL R
Owner 2:	-
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:				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	9.6	1.000	R5									768,000						768,000	
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	1,222,200	2,300	5.057	848,000	2,072,500	3534	0
Total Card							1,222,200
Total Parcel							1,222,200
Source: Market Adj Cost							Total Value per SQ unit /Card: 310.05 /Parcel: 310.05
Entered Lot Size							Total Land:
Land Unit Type:							Insp Date

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	1,177,500	2300	5.057	880,000	2,059,800	2,059,800	Year End Roll	10/15/2020
2020	101	FV	1,167,500	2300	5.057	880,000	2,049,800	2,049,800	Year End Roll	9/26/2019
2019	101	FV	1,138,700	1500	5.057	876,800	2,017,000	2,017,000	Create Final value 2019	6/4/2019
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

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
VERCOLLONE,CARL	72645-580		5/23/2019	FAMILY		1	No	No		
BLUMENREICH ILE	33897-296		10/25/2001		1,809,000	No	No			
UCALANO CONSTRU	30450-233		7/16/1999	INTRA-CORP		1	No	No		
HATSOPOULOS REA	29646-416		1/6/1999	CHANGE IN US	575,000	Yes	No		sale incl 124-16-6	
WARBLER SPRINGS	21203-347		6/5/1991		175,000	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
10/31/2018	MEAS/EXT INS	622	K Cuoco
1/12/2009	MEAS/EXT INS	25	D ERSKINE
6/26/2004	MEAS/EXT INS	615	
4/4/2002	MEAS+INSPCTD	600	
6/6/2000	MEAS/EXT INS	608	
8/4/1999	MEAS/EXT INS	600	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type (6 - COLONIAL), Sty Ht (2A - 2A), (Liv) Units (1), Total (1), Foundation (1 - CONCRETE), Frame (1 - WOOD), Prime Wall (2 - CLAPBOARD), Sec Wall (%), Roof Struct (2 - HIP), Roof Cover (1 - ASPHALT), Color, View / Desir.

BATH FEATURES

Table with bath details: Full Bath (4), Rating (AVERAGE), A Bath, Rating, 3/4 Bath, Rating, A 3QBth, Rating, 1/2 Bath (2), Rating (AVERAGE), A HBth, Rating, OthrFix (6), Rating (AVERAGE).

COMMENTS

incl 124-16-6 (2.53AC).

GENERAL INFORMATION

Table with general info: Grade (A- - V GOOD-), Year Blt (1999), Eff Yr Blt, Alt LUC, Alt %, Jurisdct, Fact., Const Mod, Lump Sum Adj.

OTHER FEATURES

Table with other features: Kits (1), Rating (AVERAGE), A Kits, Rating, Frpl (3), Rating (AVERAGE), WSFlue, Rating.

CONDO INFORMATION

Table with condo info: Location, Total Units, Floor, % Own, Name.

RESIDENTIAL GRID

Table with residential grid details: 1st Res Grid, Desc, Line 1, # Units (1), Level (FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O), Other, Upper, Lvl 2, Lvl 1, Lower, Totals (RMs: 14, BRs: 5, Baths: 4, HB: 2).

INTERIOR INFORMATION

Table with interior info: Avg Ht/FL, Prim Int Wal (2 - PLASTER), Sec Int Wall (%), Partition (T - TYPICAL), Prim Floors (3 - HARDWOOD), Sec Floors (4 - CARPET, 25%), Bsmnt Flr, Bsmnt Gar, Electric (3 - TYPICAL), Insulation (2 - TYPICAL), Int vs Ext, Heat Fuel (2 - GAS), Heat Type (3 - FORCED H/W), # Heat Sys (1), % Heated (100), % AC (100), Solar HW (NO), Central Vac (Yes), % Com Wal, % Sprinkled.

DEPRECIATION

Table with depreciation: Phys Cond (GD - Good, 8.0%), Functional, Economic, Special, Override, Total (8%).

REMODELING

Table with remodeling categories: Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General.

RES BREAKDOWN

Table with resource breakdown: No Unit, RMS, BRS, FL. Totals: 1, 14, 5.

SPEC FEATURES/YARD ITEMS

Table with spec features: Code, Description, A, Y/S, Qty, Size/Dim, Qual, Con, Year, Unit Price, D/S, Dep, LUC, Fact, NB Fa, Appr Value, JCod, JFact, Juris. Value.

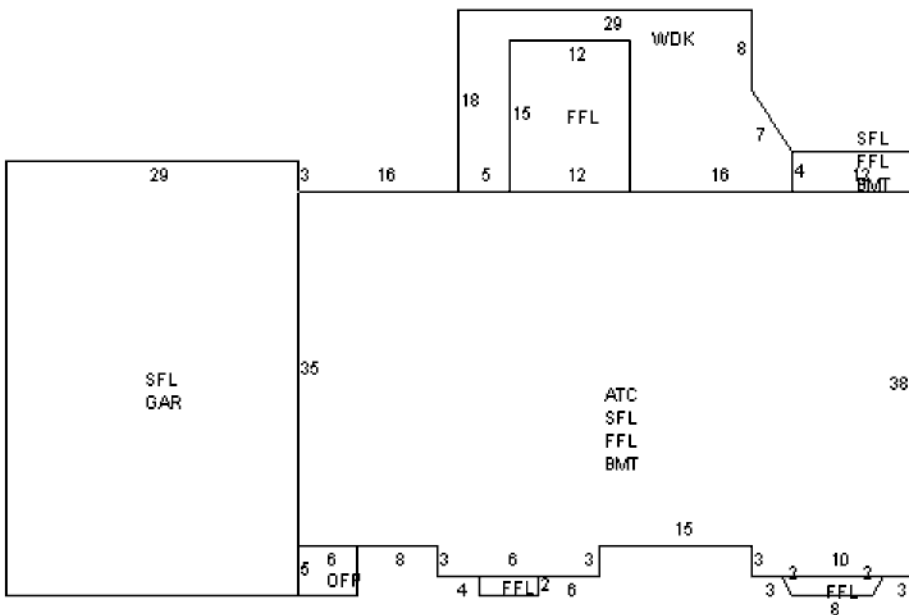
CALC SUMMARY

Table with calculations: Basic \$ / SQ (103.00), Size Adj. (0.84975064), Const Adj. (1.01499999), Adj \$ / SQ (88.837), Other Features (84976), Grade Factor (1.70), Neighborhood Inf (1.00000000), LUC Factor (1.00), Adj Total (1328457), Depreciation (106277), Depreciated Total (1222180).

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val (1530322.456), Juris. Factor, Before Depr (151.02), Special Features (0), Val/Su Net (115.19), Final Total (1222200), Val/Su SzAd (203.19).

SKETCH



SUB AREA

Table with sub-area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area (10,610), Total (696,470), Size Ad (6015), Gross Area (12172), FinArea (6684).

SUB AREA DETAIL

Table with sub-area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

IMAGE



AssessPro Patriot Properties, Inc

Summary row: More: N, Total Yard Items: 2,300, Total Special Features:

Summary row: Total: 2,300