

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SEMERJIAN EVAN Y
Owner 2:	SEMERJIAN BARBARA N
Owner 3:	
Street 1:	PO BOX 6276
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-6276 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.34 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1938, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		58370		SQUARE FE	PRIME SITE		0	7.91	1.259	R3									581,472						581,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	549,400		1.340	581,500	1,130,900
Total Card	549,400		1.340	581,500	1,130,900
Total Parcel	549,400		1.340	581,500	1,130,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		401.09	/Parcel: 401.09

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	515,800	0	1.34	514,600	1,030,400	1,030,400	Year End Roll	10/15/2020
2020	101	FV	511,600	0	1.34	514,600	1,026,200	1,026,200	Year End Roll	9/26/2019
2019	101	FV	465,200	0	1.34	498,400	963,600	963,600	Create Final value 2019	6/4/2019
2018	101	FV	465,200	0	1.34	498,400	963,600	963,600	Year End Roll	9/28/2017
2017	101	FV	453,200	0	1.34	470,500	923,700	923,700	Year End Roll	9/29/2016
2016	101	FV	436,400	0	1.34	456,500	892,900	892,900	Year End Roll	1/14/2016
2015	101	FV	432,500	0	1.34	422,700	855,200	855,200	Year End	10/2/2014
2014	101	FV	405,000	0	1.34	378,600	783,600	783,600	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ARCHIBALD ADKIN	796-45		9/1/1970		65,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/26/2010	4377	RENOVATI	35,000	C	6/25/2010			remodel 2 bths

ACTIVITY INFORMATION

Date	Result	By	Name
4/19/2018	MEAS/EXT INS	622	K Cuoco
7/26/2010	MEAS+INSPCTD	25	D ERSKINE
6/11/2007	MEAS/EXT INS	617	D HASCHIG
10/20/1998	MEAS+INSPCTD	602	
10/24/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

