



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LOW STEPHEN R
Owner 2:	LOW BARBARA B
Owner 3:	
Street 1:	16 BLUEBERRY LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2210 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.7 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1948, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 2 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		74051.8		SQUARE FE	PRIME SITE		0	7.91	1.056	R3									618,685						618,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	644,600		1.700	618,700	1,263,300
Total Card	644,600		1.700	618,700	1,263,300
Total Parcel	644,600		1.700	618,700	1,263,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		274.78	/Parcel: 274.78

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	584,200	0	1.7	547,500	1,131,700	1,131,700	Year End Roll	10/15/2020
2020	101	FV	522,200	0	1.7	547,500	1,069,700	1,069,700	Year End Roll	9/26/2019
2019	101	FV	497,000	0	1.7	530,300	1,027,300	1,027,300	Create Final value 2019	6/4/2019
2018	101	FV	497,000	0	1.7	530,300	1,027,300	1,027,300	Year End Roll	9/28/2017
2017	101	FV	487,700	0	1.7	500,600	988,300	988,300	Year End Roll	9/29/2016
2016	101	FV	480,600	0	1.7	485,700	966,300	966,300	Year End Roll	1/14/2016
2015	101	FV	462,200	0	1.7	449,700	911,900	911,900	Year End	10/2/2014
2014	101	FV	458,900	0	1.7	402,800	861,700	861,700	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CRAIG GUSTAFSON	888-189		5/27/1977		103,000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/28/2013	MEAS/EXT INS	25	D ERSKINE
6/11/2007	MEAS/EXT INS	617	D HASCHIG
9/26/1998	MEAS+INSPCTD	602	
12/14/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

USER DEFINED

Prior Id # 1:	47 8 0
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
09/30/21	19:19:51

LAST REV

Date	Time
06/09/16	08:35:18

apro 1372

EXTERIOR INFORMATION

Table with exterior information including Type: 5 - CAPE, Sty Ht: 1T - 1T, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 2 - CLAPBOARD, Sec Wall: %, Roof Struct: 3 - GAMBREL, Roof Cover: 1 - ASPHALT, Color: , View / Desir:

BATH FEATURES

Table with bath features including 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: 3, Rating: AVERAGE

COMMENTS

Large empty box for comments.

RESIDENTIAL GRID

Table for residential grid including 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: 10, BRs: 5, Baths: 4, HB 2

GENERAL INFORMATION

Table with general information including Grade: B - GOOD, Year Blt: 1948, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: , Const Mod: , Lump Sum Adj:

CONDO INFORMATION

Table with condo information including Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name:

DEPRECIATION

Table with depreciation details including Phys Cond: VG - Very Good, 16.%, Functional: %, Economic: %, Special: %, Override: , Total: 16.1%

INTERIOR INFORMATION

Table with interior information including Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: %, Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors: %, Bsmnt Flr: , Bsmnt Gar:

CALC SUMMARY

Table with calculation summary including Basic \$ / SQ: 103.00, Size Adj.: 0.92615974, Const Adj.: 1.01999998, Adj \$ / SQ: 97.302, Other Features: 71500, Grade Factor: 1.45, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 768285, Depreciation: 123694, Depreciated Total: 644591

COMPARABLE SALES

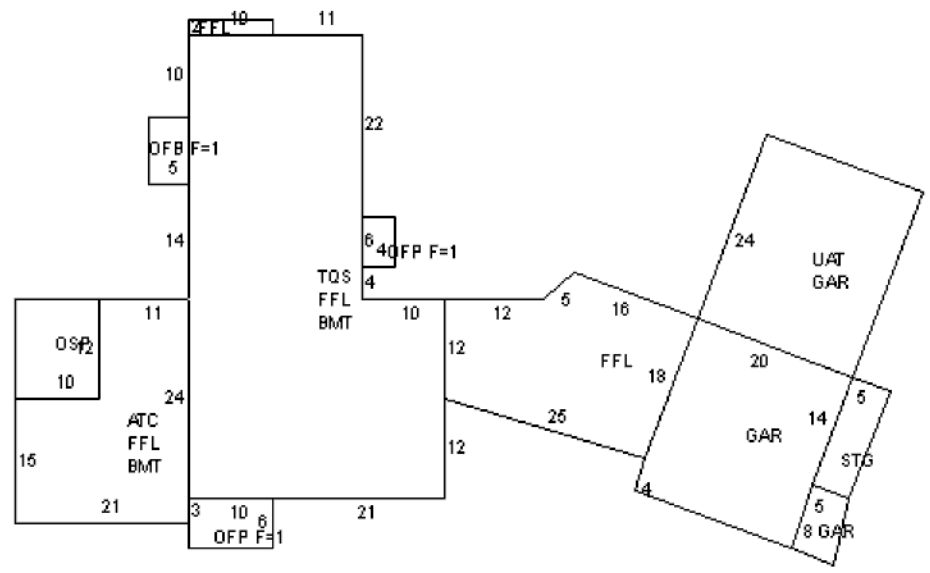
Table with comparable sales including Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val: 885813.3466, Juris. Factor: , Before Depr: 141.09, Special Features: 0, Val/Su Net: 96.35, Final Total: 644600, Val/Su SzAd: 189.25

SPEC FEATURES/YARD ITEMS

Large table for spec features and yard items with columns: 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

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

SKETCH



SUB AREA

Table with sub area details including Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 6,690, Total: 458,353, Size Ad: 3406, Gross Area: 7825, FinArea: 4598

SUB AREA DETAIL

Table with sub area detail including Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

IMAGE

AssessPro Patriot Properties, Inc

