133	57	0		1 of 1	RESIDENTIAL	TOTAL ASSESSED:	914,600
Map	Lot	Sublot	Building	Unit	CARD	!1373!	

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

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	Descip	%	Item	Code	Descrip
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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	281,400		1.897	633,200	914,600
Total Card	281,400		1.897	633,200	914,600
Total Parcel	281,400		1.897	633,200	914,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 317.92 | /Parcel: 317.92

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	08/28/13

PREVIOUS ASSESSMENT

Parcel ID: 133 57 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	258,100	0	1.897	560,400	818,500	818,500	Year End Roll	10/15/2020
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

PRINT

Date	Time
09/30/21	19:19:59

LAST REV

Date	Time
04/26/18	13:20:36
blakeley	
1373	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
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		833,625	No	No			
MARION L. DONNE	1073-170		9/20/1990	FAMILY		No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	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 __/__/__

USER DEFINED

Prior Id # 1:	47 9 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:	

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 Influ	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	7.91	1.000	R3									632,800						632,800	
101	ONE FAM		0.06		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									360						400	Wetland

Total AC/HA:	1.89655	Total SF/SM:	82613.72	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	633,160	Spl Credit		Total:	633,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - RANCH		
Sty Ht:	1 - 1		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	26 - WOOD		
Sec Wall:	2 - CLAPBOAR	25	%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

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:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

Full Bath	3	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	21. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		21.2 %

CALC SUMMARY

Basic $ / SQ:	96.00
Size Adj.:	0.99529845
Const Adj.:	1.01999998
Adj $ / SQ:	97.460
Other Features:	53007
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	357094
Depreciation:	75704
Depreciated Total:	281390

COMMENTS

TWO FURNACES GAS AND OIL .

RESIDENTIAL GRID

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:	7	BRs:	3	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

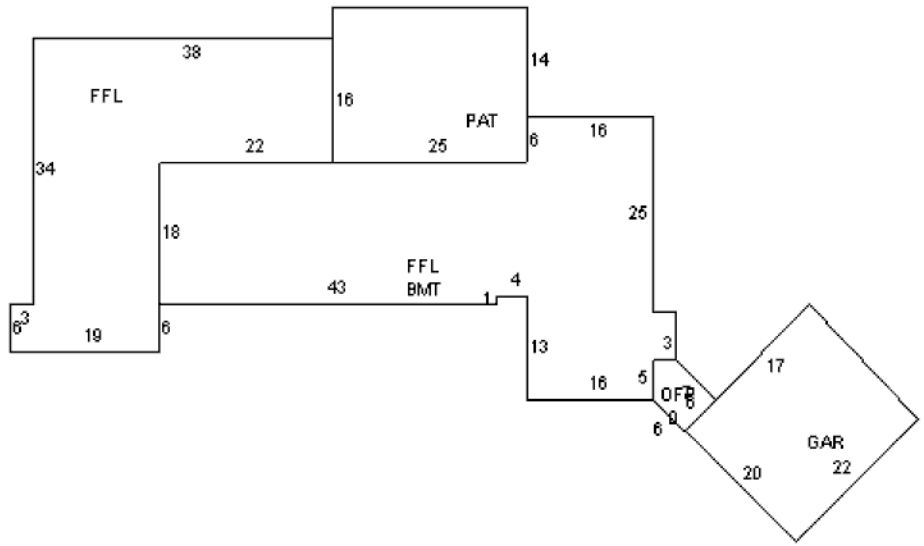
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 800453.6203

Juris. Factor:		Before Depr:	97.46
Special Features:	0	Val/Su Net:	57.76
Final Total:	281400	Val/Su SzAd	115.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,446	97.460	238,386
BMT	BASEMENT	1,436	31.670	45,484
PAT	PATIO	500	7.000	3,500
GAR	GARAGE	446	36.000	16,056
OFP	OPEN PORCH	44	15.000	660

Net Sketched Area:	4,872			Total:	304,086
Size Ad	2446	Gross Area	4872	FinArea	2877

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

SPEC FEATURES/YARD ITEMS

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

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

133 57 0