



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	LOVELL TR CAROL A
Owner 2:	
Owner 3:	11 BLUEBERRY LANE REALTY TRUST
Street 1:	11 BLUEBERRY LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2211 Type:

**PREVIOUS OWNER**

Owner 1:	LOVELL - CAROL A
Owner 2:	-
Street 1:	11 BLUEBERRY LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2211

**NARRATIVE DESCRIPTION**

This Parcel contains 1.49 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, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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:						
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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		64904		SQUARE FE	PRIME SITE		0	7.91	1.163	R3									596,977						597,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	
101	602,200	400	1.490	597,000	1,199,600	
Total Card		602,200	400	1.490	597,000	1,199,600
Total Parcel		602,200	400	1.490	597,000	1,199,600
Source: Market Adj Cost		Total Value per SQ unit /Card:		343.09	/Parcel: 343.09	

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

GIS Ref
GIS Ref
Insp Date
06/24/13

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	565,600	400	1.49	528,300	1,094,300	1,094,300	Year End Roll	10/15/2020
2020	101	FV	506,200	400	1.49	528,300	1,034,900	1,034,900	Year End Roll	9/26/2019
2019	101	FV	470,900	400	1.49	511,700	983,000	983,000	Create Final value 2019	6/4/2019
2018	101	FV	470,900	400	1.49	511,700	983,000	983,000	Year End Roll	9/28/2017
2017	101	FV	462,200	400	1.49	483,000	945,600	945,600	Year End Roll	9/29/2016
2016	101	FV	453,100	400	1.49	468,700	922,200	922,200	Year End Roll	1/14/2016
2015	101	FV	436,000	400	1.49	434,000	870,400	870,400	Year End	10/2/2014
2014	101	FV	431,700	400	1.49	388,700	820,800	820,800	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LOVELL, CAROL A	1482-120		12/16/2015	FAMILY		1	No	No		
JENDRICKS, JOHN	1134-16		10/25/1994		469,000	No	No			
ROSS EST OF WIL	1107-163		2/26/1993	OTHER	380,000	No	No			ESTATE SALE

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/16/2021	R-21-0127	BATH	41,000	O				Bathroom renovatio
1/23/2013	5305	RENOVATI	55,000	C	6/24/2013			remodel existing k
9/29/1995	824-95	MANUAL	10,000	C	6/20/1996			LIVINGRM
5/5/1995	703-95	RENO-ADD	77,000	C	7/1/1995			

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/24/2013	MEAS+INSPCTD	25	D ERSKINE
6/11/2007	MEAS/EXT INS	617	D HASCHIG
5/1/1999	M&L COMPLETE	602	
9/16/1998	MEAS/EXT INS	602	
1/20/1996	MEAS+INSPCTD	606	
7/18/1995	MEAS/EXT INS	600	
6/14/1994	FIELDREV CHG	600	
11/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

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:	

GENERAL INFORMATION

Grade:	B+ - GOOD (+)
Year Blt:	1948
Alt LUC:	
Jurisdct:	
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:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal:	0 % Sprinkled 0

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
2	SHED/FR	D	Y	1	80	A	AV	1948	15.00	T	70	101			400			400

More:	N	Total Yard Items:	400	Total Special Features:		Total:	400
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BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
FrpI:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	VG - Very Good	16.1%
Functional:		
Economic:		
Special:		
Override:		
Total:		16.1%

CALC SUMMARY

Basic \$ / SQ:	103.00
Size Adj.:	0.93639326
Const Adj.:	1.01999998
Adj \$ / SQ:	98.377
Other Features:	77224
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	717788
Depreciation:	115564
Depreciated Total:	602224

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM	BR	Bath	HB								
Totals	9	3	2	1								

REMODELING

Exterior:	
Interior:	
Additions:	1996
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

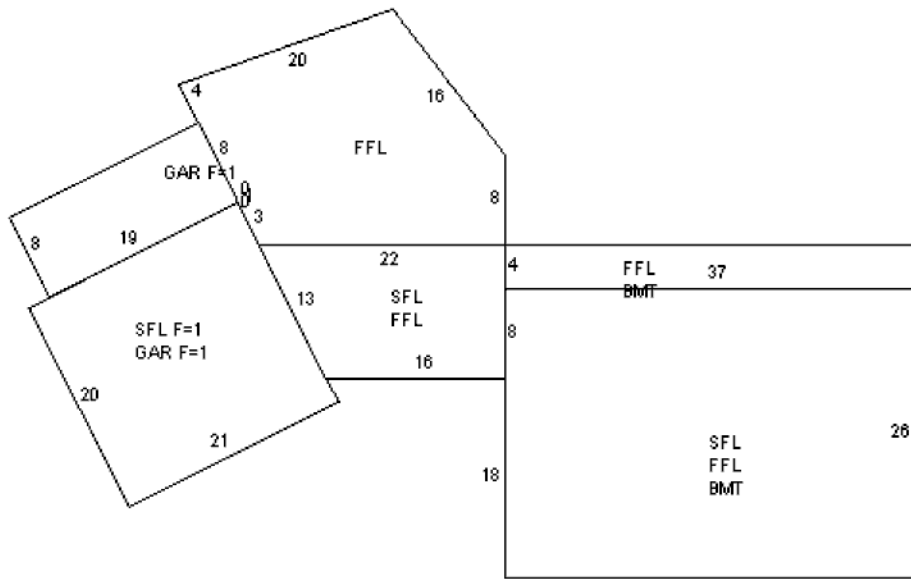
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	1
Totals			
1	9	3	1

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 949660.1562
Juris. Factor:		Before Depr:	157.40	
Special Features:	0	Val/Su Net:	122.87	
Final Total:	602200	Val/Su SzAd:	187.08	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,770	98.380	174,128
SFL	2ND FLOOR	1,449	98.380	142,549
BMT	BASEMENT	1,110	30.740	34,125
GAR	GARAGE	572	36.000	20,592
Net Sketched Area:		4,901	Total:	371,394
Size Ad	3218.9999	Gross Area	5062	FinArea 3496

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

