



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	NADERI GILA
Owner 2:	
Owner 3:	
Street 1:	3 CERULEAN WY
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4310 Type:

**PREVIOUS OWNER**

Owner 1:	NADERI - GILA
Owner 2:	IZEDIAN - RAMESH
Street 1:	3 CERULEAN WY
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4310

**NARRATIVE DESCRIPTION**

This Parcel contains 1.85 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1993, Having Primarily STUCCO 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	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
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 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	10.5	1.000	R5									840,000						840,000	
101	ONE FAM		0.013		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									390						400	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,073,000		1.850	840,400	1,913,400
Total Card	1,073,000		1.850	840,400	1,913,400
Total Parcel	1,073,000		1.850	840,400	1,913,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:	327.04	/Parcel:	327.04

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

User Acct
GIS Ref
GIS Ref
Insp Date
04/12/18

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	957,600	0	1.85	768,400	1,726,000	1,726,000	Year End Roll	10/19/2021
2021	101	FV	927,700	0	1.85	800,400	1,728,100	1,728,100	Year End Roll	10/15/2020
2020	101	FV	920,400	0	1.85	800,400	1,720,800	1,720,800	Year End Roll	9/26/2019
2019	101	FV	902,000	0	1.85	797,200	1,699,200	1,699,200	Create Final value 2019	6/4/2019
2018	101	FV	902,000	0	1.85	797,200	1,699,200	1,699,200	Year End Roll	9/28/2017
2017	101	FV	840,500	0	1.85	797,200	1,637,700	1,637,700	Year End Roll	9/29/2016
2016	101	FV	816,600	0	1.85	745,200	1,561,800	1,561,800	Year End Roll	1/14/2016
2015	101	FV	809,600	0	1.85	690,000	1,499,600	1,499,600	Year End	10/2/2014

Parcel ID 186 10 0

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
NADERI,GILA	75724-267		9/28/2020	CONVENIENC		1	No	No
NADERI,GILA	66671-344		1/14/2016	FAMILY		1	No	No
Izedian,Ramesh	60677-220		12/7/2012	FAMILY		100	No	No
ATKINS THOMAS L	51622-493		8/28/2008		1,615,000	No	No	No
L. + J. BUILDER	22454-513		10/1/1992		625,000	No	No	No

**TAX DISTRICT**

**PAT ACCT.**

Assoc PCL Value	Notes

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/21/2008	4101	RENOVATI	15,000	C	5/28/2009			fin bmt w/full bth
4/24/1993	220	KITCHEN		C	1/5/1994			

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/12/2018	MEAS/EXT INS	622	K Cuoco
7/15/2010	MEAS/EXT INS	25	D ERSKINE
5/28/2009	PERMIT VISIT	25	D ERSKINE
3/12/2009	MEAS+INSPCTD	100	
6/30/2008	MEAS+INSPCTD	25	D ERSKINE
11/10/2001	ENTRY DENIED	613	
11/8/1995	MEAS+INSPCTD	607	
8/14/1995	ABATE-INSPEC	605	BOA
6/27/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA

