



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SCHMERGEL TR GREG E
Owner 2:	SCHMERGEL TR JOANNA O
Owner 3:	GREG & JOANNA SCHMERGEL FAM TR
Street 1:	18 CERULEAN WY
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BELLINI - JOSEPH M
Owner 2:	BELLINI - MARY D
Street 1:	18 CERULEAN WY
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2. ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 1999, Having Primarily STUCCO Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 1 HalfBaths, 0 3/4 Baths, 11 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 Infl	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		0.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									4,890						4,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,194,900	23,500	2.000	844,900	2,063,300
Total Card	1,194,900	23,500	2.000	844,900	2,063,300
Total Parcel	1,194,900	23,500	2.000	844,900	2,063,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		235.26	/Parcel: 235.26

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	10/07/13
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,019,000	31700	2.	772,900	1,823,600	1,823,600	Year End Roll	10/19/2021
2021	101	FV	1,090,900	31700	2.	804,900	1,927,500	1,927,500	Year End Roll	10/15/2020
2020	101	FV	1,088,100	31700	2.	804,900	1,924,700	1,924,700	Year End Roll	9/26/2019
2019	101	FV	1,068,100	31700	2.	801,700	1,901,500	1,901,500	Create Final value 2019	6/4/2019
2018	101	FV	1,068,100	31700	2.	801,700	1,901,500	1,901,500	Year End Roll	9/28/2017
2017	101	FV	962,900	31700	2.	801,700	1,796,300	1,796,300	Year End Roll	9/29/2016
2016	101	FV	939,500	31700	2.	749,700	1,720,900	1,720,900	Year End Roll	1/14/2016
2015	101	FV	929,500	31700	2.	694,500	1,655,700	1,655,700	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
BELLINI,JOSEPH	61599-145		4/12/2013		1,625,000	No	No	
SCHMERGEL,GREG	51599-173		4/12/2013	FAMILY	99	No	No	
GILL RICHARD J	31445-347		5/26/2000		1,950,000	Yes	No	
GREENE CATHERIN	28013-375		12/24/1997		422,500	Yes	No	
GREENE,CATHERI	22048-293		5/20/1992	CONVENIENC	10	Yes	No	
WARBLER SPRINGS	22028-150		5/13/1992		250,000	Yes	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/7/2017	6763	ROOF	38,761	C				Strip & re-roof 70
6/16/2014	5780	SOLAR PA	2,450	C				Install roof mount
8/9/2001	2314	POOL HOU	30,000	C	6/1/2002			
4/20/2000	1936	POOL	35,000	C	6/8/2001			
3/23/2000	1900	FINISH B	49,600	C	6/6/2000			6/6/00 100%
11/12/1998	1580	NEW HOME	570,240	C	6/6/2000			6/6/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2013	MEAS+INSPCTD	618	G BOURGAULT
1/12/2009	MEAS/EXT INS	25	D ERSKINE
2/24/2004	MEAS+INSPCTD	600	
6/1/2002	MEAS+INSPCTD	613	
6/8/2001	MEAS/EXT INS	613	
6/6/2000	MEAS+INSPCTD	608	
8/24/1999	MEAS+INSPCTD	600	

Sign: VERIFICATION OF VISIT NOT DATA

