



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	VERCOLLONE TR CARL R
Owner 2:	CARL VERCOLLONE REVOC TRUST
Owner 3:	
Street 1:	25 CERULEAN WY
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	VERCOLLONE - CARL R
Owner 2:	-
Street 1:	25 CERULEAN WY
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 5.057 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1999, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 2 HalfBaths, 0 3/4 Baths, 14 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 Infru	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		2.527		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									75,810						75,800	
101	ONE FAM		0.693		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									4,158						4,200	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	1,369,000	1,300	5.057	920,000	2,290,300	3534
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 342.64						/Parcel: 342.64

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,222,200	2300	5.057	848,000	2,072,500	2,072,500	Year End Roll	10/19/2021
2021	101	FV	1,177,500	2300	5.057	880,000	2,059,800	2,059,800	Year End Roll	10/15/2020
2020	101	FV	1,167,500	2300	5.057	880,000	2,049,800	2,049,800	Year End Roll	9/26/2019
2019	101	FV	1,138,700	1500	5.057	876,800	2,017,000	2,017,000	Create Final value 2019	6/4/2019
2018	101	FV	1,138,700	1500	5.057	876,800	2,017,000	2,017,000	Year End Roll	9/28/2017
2017	101	FV	1,058,400	1500	5.057	876,800	1,936,700	1,936,700	Year End Roll	9/29/2016
2016	101	FV	1,026,500	1500	5.057	824,800	1,852,800	1,852,800	Year End Roll	1/14/2016
2015	101	FV	1,016,700	1500	5.057	769,600	1,787,800	1,787,800	Year End	10/2/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
VERCOLLONE,CARL	72645-580		5/23/2019	FAMILY		1	No	No		
BLUMENREICH ILE	33897-296		10/25/2001		1,809,000	No	No			
UCALANO CONSTRU	30450-233		7/16/1999	INTRA-CORP		1	No	No		
HATSOPOULOS REA	29646-416		1/6/1999	CHANGE IN US	575,000	Yes	No		sale incl 124-16-6	
WARBLER SPRINGS	21203-347		6/5/1991		175,000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/19/2015	6258	ROOF	17,500	C				Strip and re-roof
9/28/2012	5175	DEMOLITI	4,500	C				demo existing pool
1/16/2004	2846	MANUAL	10,000	C	6/26/2004			add protective roo
5/13/1999	1715	POOL	15,000	C	6/6/2000			6/6/00 100%
12/29/1998	1603	NEW HOME	386,000		7/1/1999			

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/31/2018	MEAS/EXT INS	622	K Cuoco
1/12/2009	MEAS/EXT INS	25	D ERSKINE
6/26/2004	MEAS/EXT INS	615	
4/4/2002	MEAS+INSPCTD	600	
6/6/2000	MEAS/EXT INS	608	
8/4/1999	MEAS/EXT INS	600	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	6 - COLONIAL
Sty Ht:	2A - 2A
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	
Roof Struct:	2 - HIP
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

**GENERAL INFORMATION**

Grade:	A- - V GOOD-
Year Blt:	1999
Alt LUC:	
Jurisdct:	
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	4 - CARPET 25%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	
Heat Fuel:	2 - GAS
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100
Solar HW:	NO
% Com Wal:	

**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	10x22	A	AV	1999	15.00	T	60	101			1,300			1,300

More: N     Total Yard Items: 1,300     Total Special Features:     Total: 1,300

**BATH FEATURES**

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:	6	Rating:	AVERAGE

**OTHER FEATURES**

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	3	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	GD - Good	8.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		8%

**CALC SUMMARY**

Basic \$ / SQ:	118.00
Size Adj.:	0.84975064
Const Adj.:	1.01499999
Adj \$ / SQ:	101.775
Other Features:	84976
Grade Factor:	1.70
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1488000
Depreciation:	119040
Depreciated Total:	1368960

**COMMENTS**

incl 124-16-6 (2.53AC).

**RESIDENTIAL GRID**

1st Res Grid	Desc:	Line	# Units					
Level	FY LR DR D K FR RR BR FB HB L O							
Other								
Upper								
Lvl 2								
Lvl 1								
Lower								
Totals	RM:	14	BR:	5	Baths:	4	HB:	2

**REMODELING**

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

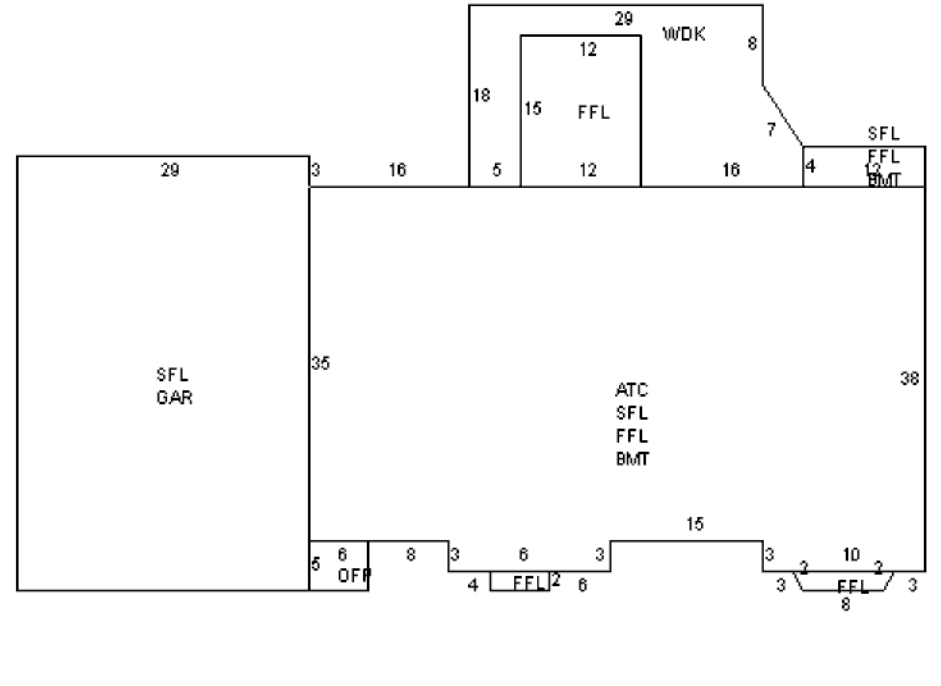
**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	14	5	
Totals			
1	14	5	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	1530322.456
Juris. Factor:		Before Depr:		173.02	
Special Features:	0	Val/Su Net:		129.03	
Final Total:	1369000	Val/Su SzAd:		227.60	

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
SFL	2ND FLOOR	3,526	101.770	358,857	
FFL	1ST FLOOR	2,489	101.770	253,317	
BMT	BASEMENT	2,279	25.440	57,986	
GAR	GARAGE	1,247	36.000	44,892	
ATC	ATTIC	669	101.770	68,118	
WDK	WOOD DECK	370	18.100	6,698	
OPF	OPEN PORCH	30	15.000	450	
Net Sketched Area:		10,610	Total:	790,318	
Size Ad	6015	Gross Area	12172	FinArea	6684

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**

AssessPro Patriot Properties, Inc

