

Town Of Lincoln



PROPERTY LOCATION

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	633,600	4,000	2.097	701,600	1,339,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 349.84						/Parcel: 311.00	

GIS Ref
GIS Ref
Insp Date
08/28/13

OWNERSHIP

Owner 1: MCGINTY KERRY
Owner 2: MCGINTY
Owner 3:
Street 1: 2 BLUEBERRY LN
Street 2:
Twn/City: LINCOLN
St/Prov: MA Cntry Own Occ: Y
Postal: 01773-2210 Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	672,100	6800	2.097	634,400	1,313,300	1,313,300	Year End Roll	10/19/2021
2021	101	FV	628,300	6800	2.097	561,600	1,196,700	1,196,700	Year End Roll	10/15/2020
2020	101	FV	577,000	6800	2.097	561,600	1,145,400	1,145,400	Year End Roll	9/26/2019
2019	101	FV	552,100	6800	2.097	544,000	1,102,900	1,102,900	Create Final value 2019	6/4/2019
2018	101	FV	552,100	6800	2.097	544,000	1,102,900	1,102,900	Year End Roll	9/28/2017
2017	101	FV	540,300	6800	2.097	513,600	1,060,700	1,060,700	Year End Roll	9/29/2016
2016	101	FV	532,900	6800	2.097	498,400	1,038,100	1,038,100	Year End Roll	1/14/2016
2015	101	FV	515,000	6800	2.097	461,600	983,400	983,400	Year End	10/2/2014

PREVIOUS OWNER

Owner 1: MCGINTY ROBERT J -
Owner 2: MCGINTY KERRY -
Street 1: 2 BLUEBERRY LN
Twn/City: LINCOLN
St/Prov: MA Cntry
Postal: 01773-2210

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MCGINTY ROBERT	1279-136		1/13/2004	CONVENIENC		1 No	No			
HAROLD B. SEDGW	1076-67		12/3/1990		235,000	No	No			

NARRATIVE DESCRIPTION

This Parcel contains 2.097 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, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
11/17/2003	2818	ADDITION	40,000	C	6/29/2006			add to kitchen & l
6/30/1993	280	ADDITION	50,000	C	12/13/1993			
6/30/1993	279	GARAGE	30,000	C	8/25/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
8/28/2013	MEAS/EXT INS	25	D ERSKINE
6/7/2007	MEAS/EXT INS	100	
6/29/2006	MEAS/EXT INS	50	
4/30/2005	MEAS+INSPCTD	615	
6/12/2004	MEAS/EXT INS	615	
9/16/1998	MEAS/EXT INS	602	
10/26/1995	MEAS/EXT INS	607	
8/25/1995	PERMIT VISIT	606	
12/13/1993	PERMIT VISIT	600	

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
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 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	8.75	1.000	R3									700,000						700,000	
101	ONE FAM		0.26		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									1,560						1,600	Wetland

Total AC/HA: 2.09655	Total SF/SM: 91325.72	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	701,560	Spl Credit	Total:	701,600
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