



**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 10 |        | BLUEBERRY LN, LINCOLN |

**OWNERSHIP**

|           |                               |
|-----------|-------------------------------|
| Owner 1:  | SOLOMON TR MANSON J           |
| Owner 2:  |                               |
| Owner 3:  | MANSON J SOLOMON LIVING TRUST |
| Street 1: | 10 BLUEBERRY LN               |
| Street 2: |                               |
| Twn/City: | LINCOLN                       |
| St/Prov:  | MA Cntry Own Occ: Y           |
| Postal:   | 01773-2210 Type:              |

**PREVIOUS OWNER**

|           |                    |
|-----------|--------------------|
| Owner 1:  | SOLOMON MANSON J - |
| Owner 2:  | -                  |
| Street 1: | 10 BLUEBERRY LN    |
| Twn/City: | LINCOLN            |
| St/Prov:  | MA Cntry           |
| Postal:   | 01773-2210         |

**NARRATIVE DESCRIPTION**

This Parcel contains 1.897 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1961, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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: |      |             |     | Topo    |      |        |
| D          |      |             |     | Street  | 1    | PAVED  |
| s          |      |             |     | 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          | 8.75       | 1.000 | R3    |             |           |        |   |        |   |        |   | 700,000         |           |   |           |        |      | 700,000   |         |
| 101      | ONE FAM     |          | 0.06        |                    | ACRES     | UNDEV      | 0.2       | 0          | 30,000.    | 0.200 | R3    |             |           |        |   |        |   |        |   | 360             |           |   |           |        |      | 400       | Wetland |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code                | Building Value | Yard Items                            | Land Size | Land Value      | Total Value |
|-------------------------|----------------|---------------------------------------|-----------|-----------------|-------------|
| 101                     | 335,000        |                                       | 1.897     | 700,400         | 1,035,400   |
| Total Card              |                | 335,000                               | 1.897     | 700,400         | 1,035,400   |
| Total Parcel            |                | 335,000                               | 1.897     | 700,400         | 1,035,400   |
| Source: Market Adj Cost |                | Total Value per SQ unit /Card: 359.91 |           | /Parcel: 359.91 |             |

| Legal Description | User Acct |
|-------------------|-----------|
|                   |           |
|                   | GIS Ref   |
|                   | GIS Ref   |
| Entered Lot Size  |           |
| Total Land:       |           |
| Land Unit 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  | 281,400    | 0         | 1.897     | 633,200    | 914,600     | 914,600       | Year End Roll           | 10/19/2021 |
| 2021   | 101 | FV  | 258,100    | 0         | 1.897     | 560,400    | 818,500     | 818,500       | Year End Roll           | 10/15/2020 |
| 2020   | 101 | FV  | 255,800    | 0         | 1.897     | 560,400    | 816,200     | 816,200       | Year End Roll           | 9/26/2019  |
| 2019   | 101 | FV  | 232,500    | 0         | 1.897     | 542,800    | 775,300     | 775,300       | Create Final value 2019 | 6/4/2019   |
| 2018   | 101 | FV  | 232,500    | 0         | 1.897     | 542,800    | 775,300     | 775,300       | Year End Roll           | 9/28/2017  |
| 2017   | 101 | FV  | 230,100    | 0         | 1.897     | 512,400    | 742,500     | 742,500       | Year End Roll           | 9/29/2016  |
| 2016   | 101 | FV  | 227,800    | 0         | 1.897     | 497,200    | 725,000     | 725,000       | Year End Roll           | 1/14/2016  |
| 2015   | 101 | FV  | 223,100    | 0         | 1.897     | 460,400    | 683,500     | 683,500       | Year End                | 10/2/2014  |

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date      | Sale Code | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-----------------|-------|
| SOLOMON MANSON  | 1370-46   |      | 6/24/2009 | FAMILY    |            | 1  | No  | No    |                 |       |
| SOLOMON MANSON  | 13635-106 |      | 4/6/2007  | FAMILY    |            | 1  | No  | No    |                 |       |
| DONNELL MARION  | 1263-178  |      | 1/28/2003 |           | 833,625    | No | No  |       |                 |       |
| MARION L. DONNE | 1073-170  |      | 9/20/1990 | FAMILY    |            | No | No  |       |                 |       |

**BUILDING PERMITS**

| Date      | Number | Descp    | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment            |
|-----------|--------|----------|--------|-----|------------|----------|----------|--------------------|
| 1/23/2018 | 6961   | MANUAL   | 15,407 | C   |            |          |          | Install air sealin |
| 5/13/2008 | 3943   | ROOF     |        | C   |            |          |          | strip & re-roof    |
| 5/14/2007 | 3683   | RENOVATI | 28,500 | C   | 6/15/2007  |          |          | reno hallway to bm |
| 5/8/1995  | 704-95 | ROOF     |        | C   | 8/18/1995  |          |          |                    |

**ACTIVITY INFORMATION**

| Date       | Result       | By  | Name      |
|------------|--------------|-----|-----------|
| 8/28/2013  | MEAS/EXT INS | 25  | D ERSKINE |
| 6/15/2007  | MEAS+INSPCTD | 100 |           |
| 2/28/2004  | MEAS+INSPCTD | 615 |           |
| 9/16/1998  | MEAS+INSPCTD | 602 |           |
| 10/24/1995 | MEAS+INSPCTD | 607 |           |

Sign: VERIFICATION OF VISIT NOT DATA

