

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	NAJARIAN TR K GEORGE
Owner 2:	NAJARIAN TR CAROLANN
Owner 3:	K GEORGE NAJARIAN REV TRUST
Street 1:	123 FREEMAN LANE
Street 2:	
Twn/City:	ORLEANS
St/Prov:	MA Cntry Own Occ: Y
Postal:	02653 Type:

PREVIOUS OWNER

Owner 1:	EHRlich - WALTER
Owner 2:	-
Street 1:	60 BABCOCK ST
Twn/City:	BROOKLINE
St/Prov:	MA Cntry
Postal:	02446

NARRATIVE DESCRIPTION

This Parcel contains 1.4 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1952, Having Primarily WOOD 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

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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		60983.2		SQUARE FE	PRIME SITE		0	8.75	1.218	R3									650,081						650,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	788,100		1.400	650,100	1,438,200
Total Card	788,100		1.400	650,100	1,438,200
Total Parcel	788,100		1.400	650,100	1,438,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		379.91	/Parcel: 379.91

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	692,700	0	1.4	587,700	1,280,400	1,280,400	Year End Roll	10/19/2021
2021	101	FV	660,400	0	1.4	520,100	1,180,500	1,180,500	Year End Roll	10/15/2020
2020	101	FV	649,800	0	1.4	520,100	1,169,900	1,169,900	Year End Roll	9/26/2019
2019	101	FV	663,000	0	1.4	503,700	1,166,700	1,166,700	Create Final value 2019	6/4/2019
2018	101	FV	663,000	0	1.4	503,700	1,166,700	1,166,700	Year End Roll	9/28/2017
2017	101	FV	537,000	0	1.4	475,500	1,012,500	1,012,500	Year End Roll	9/29/2016
2016	101	FV	308,800	0	1.4	461,400	770,200	770,200	Year End Roll	1/14/2016
2015	101	FV	249,400	0	1.4	427,200	676,600	676,600	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
EHRlich,WALTER	1491-12		6/10/2016		1,487,000	No	No	
US BANK NATIONA	1444-71		10/29/2013	POST FRCLSR	588,000	No	No	
ARNOLD,WARREN H	1437-114		7/9/2013	FORECLOSURE	638,815	No	No	
BETTY R. WALES	910-58		6/9/1983		230,000	No	No	

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/21/2017	6863	SOLAR PA	11,434	C	10/26/2017			Install solar pane
10/5/2016	6575	ROOF	23,609	C				Strip & re-roof
9/22/2014	5912	MANUAL	2,600	C				
8/6/2014	5859	RENOVATI	200,000	C	6/9/2016			renovations to fir
7/2/2013	5458	DEMOLITI	3,500	C				fill in swimming p
11/14/2005	3317	ROOF		C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2016	PERMIT VISIT	618	G BOURGAULT
5/27/2015	PERMIT VISIT	619	DH
9/10/2009	MEAS+INSPCTD	25	D ERSKINE
11/15/2002	ENTRY DENIED	615	
9/16/1998	MEAS+INSPCTD	602	
1/22/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total:	650,081	SpI Credit	Total:	650,100
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**USER DEFINED**

Prior Id # 1:	51 2 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

**PRINT**

Date	Time
10/18/22	19:35:25

**LAST REV**

Date	Time
08/26/20	10:14:20

blakeley  
1435

**EXTERIOR INFORMATION**

Type:	9 - CONTEMPORARY
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	26 - WOOD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

**GENERAL INFORMATION**

Grade:	A- - V GOOD-
Year Blt:	1952
Alt LUC:	
Jurisdct:	
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100
Solar HW:	NO
% Com Wal:	0

Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:		% Own:	
Lump Sum Adj:		Name:	

**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

More: N

**BATH FEATURES**

Full Bath:	3	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	GOOD
A HBth:		Rating:	
OthrFix:	2	Rating:	GOOD

**OTHER FEATURES**

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

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	VG - Very Good	17.5%
Functional:		
Economic:		
Special:		
Override:		
Total:		17.5%

**CALC SUMMARY**

Basic \$ / SQ:	126.00
Size Adj.:	1.00359249
Const Adj.:	1.01999998
Adj \$ / SQ:	128.982
Other Features:	93075
Grade Factor:	1.70
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	955333
Depreciation:	167183
Depreciated Total:	788150

**COMMENTS**

SEC 14 APARTMENT

**RESIDENTIAL GRID**

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM:	7	BR:	3	Baths:	3	HB:	1				

**REMODELING**

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

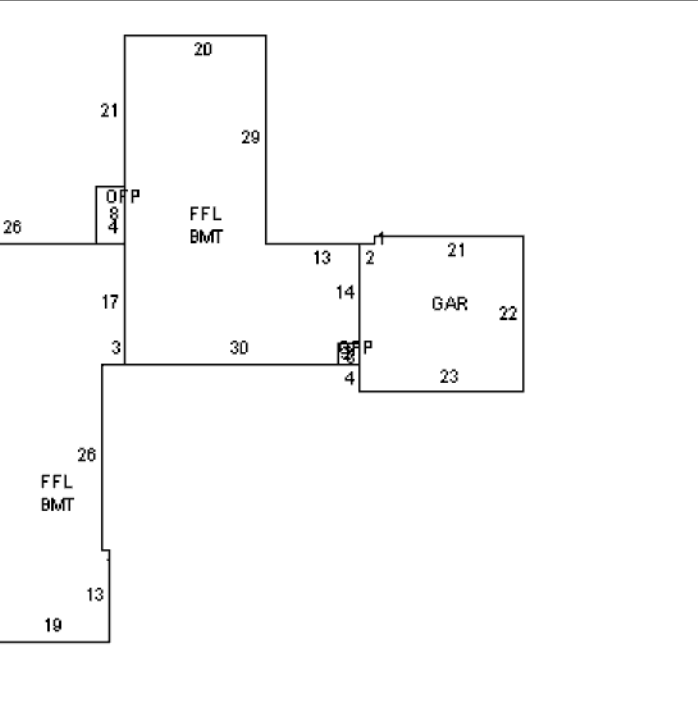
**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	7	3	
Totals	1	7	3

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	783594.3775
Juris. Factor:		Before Depr:	219.27	Val/Su Net:	149.35
Special Features:	0	Val/Su SzAd:	333.09	Final Total:	788100

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	2,366	61.270	144,956	
FFL	1ST FLOOR	2,366	128.980	305,171	
GAR	GARAGE	504	36.000	18,144	
OFF	OPEN PORCH	41	15.000	615	
Net Sketched Area:		5,277	Total:	468,886	
Size Ad	2366	Gross Area	5277	FinArea	3786

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	60	G	

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID 133 65 0

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

Total Yard Items: Total Special Features: Total: