

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LOVELL TR CAROL A
Owner 2:	
Owner 3:	11 BLUEBERRY LANE REALTY TRUST
Street 1:	11 BLUEBERRY LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2211 Type:

PREVIOUS OWNER

Owner 1:	LOVELL - CAROL A
Owner 2:	-
Street 1:	11 BLUEBERRY LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2211

NARRATIVE DESCRIPTION

This Parcel contains 1.49 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, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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:						
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		64904		SQUARE FE	PRIME SITE		0	8.75	1.163	R3									660,373						660,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	686,600	400	1.490	660,400	1,347,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 385.36						/Parcel: 385.36	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	602,200	400	1.49	597,000	1,199,600	1,199,600	Year End Roll	10/19/2021
2021	101	FV	565,600	400	1.49	528,300	1,094,300	1,094,300	Year End Roll	10/15/2020
2020	101	FV	506,200	400	1.49	528,300	1,034,900	1,034,900	Year End Roll	9/26/2019
2019	101	FV	470,900	400	1.49	511,700	983,000	983,000	Create Final value 2019	6/4/2019
2018	101	FV	470,900	400	1.49	511,700	983,000	983,000	Year End Roll	9/28/2017
2017	101	FV	462,200	400	1.49	483,000	945,600	945,600	Year End Roll	9/29/2016
2016	101	FV	453,100	400	1.49	468,700	922,200	922,200	Year End Roll	1/14/2016
2015	101	FV	436,000	400	1.49	434,000	870,400	870,400	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LOVELL, CAROL A	1482-120		12/16/2015	FAMILY		1	No	No		
JENDRICKS, JOHN	1134-16		10/25/1994		469,000	No	No			
ROSS EST OF WIL	1107-163		2/26/1993	OTHER	380,000	No	No			ESTATE SALE

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/16/2021	R-21-0127	BATH	41,000	O	9/21/2021			Bathroom renovatio
1/23/2013	5305	RENOVATI	55,000	C	6/24/2013			remodel existing k
9/29/1995	824-95	MANUAL	10,000	C	6/20/1996			LIVINGRM
5/5/1995	703-95	RENO-ADD	77,000	C	7/1/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
6/24/2013	MEAS+INSPCTD	25	D ERSKINE
6/11/2007	MEAS/EXT INS	617	D HASCHIG
5/1/1999	M&L COMPLETE	602	
9/16/1998	MEAS/EXT INS	602	
1/20/1996	MEAS+INSPCTD	606	
7/18/1995	MEAS/EXT INS	600	
6/14/1994	FIELDREV CHG	600	
11/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

