

Town Of Lincoln



PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		BLUEBERRY LN, LINCOLN
Unit #:		
Owner 1: HODGES PETER W		
Owner 2: HODGES JEANINE M		
Owner 3:		
Street 1: 23 BLUEBERRY LN		
Street 2:		
Twn/City: LINCOLN CENTER		
St/Prov:	MA	Cntry: Own Occ: Y
Postal: 01773-2211		Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	546,900	2,400	1.430	631,800	1,181,100
Total Card 546,900 2,400 1.430 631,800 1,181,100					
Total Parcel 546,900 2,400 1.430 631,800 1,181,100					
Source: Market Adj Cost		Total Value per SQ unit /Card: 362.58		/Parcel: 362.58	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
	Insp Date
	08/28/13

OWNERSHIP

Owner 1: NILES ROBERT L -
Owner 2: NILES VIRGINIA M -
Street 1: 23 BLUEBERRY LN
Twn/City: LINCOLN CENTER
St/Prov: MA Cntry: Own Occ: Y
Postal: 01773-2211 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	513,100	2400	1.43	571,300	1,086,800	1,086,800	Year End Roll	10/19/2021
2021	101	FV	505,600	2400	1.43	505,700	1,013,700	1,013,700	Year End Roll	10/15/2020
2020	101	FV	451,800	2400	1.43	505,700	959,900	959,900	Year End Roll	9/26/2019
2019	101	FV	435,900	2400	1.43	489,900	928,200	928,200	Create Final value 2019	6/4/2019
2018	101	FV	435,900	2400	1.43	489,900	928,200	928,200	Year End Roll	9/28/2017
2017	101	FV	427,700	2400	1.23	461,300	891,400	891,400	Year End Roll	9/29/2016
2016	101	FV	427,700	2400	1.23	447,600	877,700	877,700	Year End Roll	1/14/2016
2015	101	FV	411,300	2400	1.23	414,400	828,100	828,100	Year End	10/2/2014

NARRATIVE DESCRIPTION

This Parcel contains 1.43 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1946, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NILES ROBERT L,	1244-1		10/22/2001		622,500	No	No			
	444-53		2/19/1949			No	No			

PAT ACCT.

PRINT	Date	Time
	10/18/22	19:36:35
LAST REV	Date	Time
	11/14/16	11:21:44
	apro	
	1441	

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
5/18/2006	3423	ADDITION	275,000	C	6/29/2006			Construct addition
4/18/2006	3393	RENOVATI	25,000	C	6/7/2007			Enlarge living roo

ACTIVITY INFORMATION

Date	Result	By	Name
8/28/2013	MEAS/EXT INS	25	D ERSKINE
6/7/2007	MEAS+INSPCTD	100	
6/29/2006	PERMIT VISIT	50	
5/13/2002	MEAS+INSPCTD	600	
9/16/1998	MEAS+INSPCTD	602	
12/14/1995	MEAS+INSPCTD	606	

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		53578.8		SQUARE FE	PRIME SITE		0	8.75	1.345	R3									630,644						630,600	
101	ONE FAM		0.2		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									1,200						1,200	Paper Street - Blu

Total AC/HA: 1.43000	Total SF/SM: 62290.80	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 3	Total: 631,844	SpI Credit	Total: 631,800
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