



PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		CERULEAN WY, LINCOLN

OWNERSHIP

Owner 1:	ALTSHULER TR GREGORY B
Owner 2:	ALTSHULER TR NATASHA
Owner 3:	G ALTSHULER/N ALTSHULER TRUSTS
Street 1:	17 CERULEAN WY
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ALTSHULER - GREGORY B
Owner 2:	ALTSHULER - NATASHA
Street 1:	17 CERULEAN WY
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2.99 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1993, Having Primarily STUCCO Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
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	11.4	1.000	R4									912,000						912,000	
101	ONE FAM		1.153		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									6,918						6,900	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	1,094,800		2.990	918,900	2,013,700	z551
Total Card		1,094,800	2.990	918,900	2,013,700	Entered Lot Size
Total Parcel		1,094,800	2.990	918,900	2,013,700	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: 446.67		/Parcel: 446.67		Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	951,100	0	2.99	746,900	1,698,000	1,698,000	Year end	11/3/2022
2022	101	FV	813,100	0	2.99	691,700	1,504,800	1,504,800	Year End Roll	10/19/2021
2021	101	FV	753,400	0	2.99	646,900	1,400,300	1,400,300	Year End Roll	10/15/2020
2020	101	FV	741,500	0	2.99	670,900	1,412,400	1,412,400	Year End Roll	9/26/2019
2019	101	FV	703,300	0	2.99	653,300	1,356,600	1,356,600	Create Final value 2019	6/4/2019
2018	101	FV	703,300	0	2.99	653,300	1,356,600	1,356,600	Year End Roll	9/28/2017
2017	101	FV	691,900	0	2.99	646,900	1,338,800	1,338,800	Year End Roll	9/29/2016
2016	101	FV	672,800	0	2.99	628,500	1,301,300	1,301,300	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ALTSHULER,GREGO	81750-215		7/10/2023	CONVENIENC		1 No	No			
BOURGAN ABBIE,	45667-397		7/21/2005		1,585,000	No	No			
BOURGAN ABBIE,	29804-464		2/11/1999	CONVENIENC		1 Yes	No			
WARBLER SPRINGS	22530-273		10/23/1992		183,000	Yes	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/18/2019	R-19-0032	BATH	35,500	C	11/21/2019			Remodel master bat
6/29/2015	6131	ROOF	21,000	C				Strip & re-roof dw
3/3/2010	4394	KITCHEN	24,000	C	7/21/2010			kit reno;no change
12/22/2006	3591	RENOVATI	64,000	C	5/31/2007			deck reno;enclosur

ACTIVITY INFORMATION

Date	Result	By	Name
12/21/2021	MEAS+INSPCTD	625	J Frank
11/12/2015	MEAS+INSPCTD	618	G BOURGAULT
7/21/2010	MEAS/EXT INS	25	D ERSKINE
5/31/2007	MEAS/EXT INS	100	
12/1/2005	MEAS/EXT INS	615	
11/10/2001	M&L COMPLETE	613	
5/18/1996	MEAS+INSPCTD	606	
11/8/1995	MEAS/EXT INS	607	
6/27/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	2.98955	Total SF/SM:	130224.80	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	918,918	Spl Credit		Total:	918,900
--------------	---------	--------------	-----------	-------------	-------------	---------------	-----------	--------	---------	------------	--	--------	---------

