



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	VERCOLLONE TR CARL R
Owner 2:	CARL VERCOLLONE REVOC TRUST
Owner 3:	
Street 1:	25 CERULEAN WY
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	VERCOLLONE - CARL R
Owner 2:	-
Street 1:	25 CERULEAN WY
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 5.057 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1999, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 2 HalfBaths, 0 3/4 Baths, 14 Rooms, and 5 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	12.4	1.000	R5									992,000						992,000	
101	ONE FAM		2.527		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									75,810						75,800	
101	ONE FAM		0.693		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									4,158						4,200	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,378,700	1,300	5.057	1,072,000	2,452,000	3534	0
Total Card							1,378,700
Total Parcel							1,378,700
Source: Market Adj Cost							Total Value per SQ unit /Card: 366.83 /Parcel: 366.83
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
2023	101	FV	1,369,000	1300	5.057	920,000	2,290,300	2,290,300	Year end	11/3/2022
2022	101	FV	1,222,200	2300	5.057	848,000	2,072,500	2,072,500	Year End Roll	10/19/2021
2021	101	FV	1,177,500	2300	5.057	880,000	2,059,800	2,059,800	Year End Roll	10/15/2020
2020	101	FV	1,167,500	2300	5.057	880,000	2,049,800	2,049,800	Year End Roll	9/26/2019
2019	101	FV	1,138,700	1500	5.057	876,800	2,017,000	2,017,000	Create Final value 2019	6/4/2019
2018	101	FV	1,138,700	1500	5.057	876,800	2,017,000	2,017,000	Year End Roll	9/28/2017
2017	101	FV	1,058,400	1500	5.057	876,800	1,936,700	1,936,700	Year End Roll	9/29/2016
2016	101	FV	1,026,500	1500	5.057	824,800	1,852,800	1,852,800	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
VERCOLLONE,CARL	72645-580		5/23/2019	FAMILY		1	No	No		
BLUMENREICH ILE	33897-296		10/25/2001		1,809,000	No	No			
UCALANO CONSTRU	30450-233		7/16/1999	INTRA-CORP		1	No	No		
HATSOPOULOS REA	29646-416		1/6/1999	CHANGE IN US	575,000	Yes	No		sale incl 124-16-6	
WARBLER SPRINGS	21203-347		6/5/1991		175,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/19/2015	6258	ROOF	17,500	C				Strip and re-roof
9/28/2012	5175	DEMOLITI	4,500	C				demo existing pool
1/16/2004	2846	MANUAL	10,000	C	6/26/2004			add protective roo
5/13/1999	1715	POOL	15,000	C	6/6/2000			6/6/00 100%
12/29/1998	1603	NEW HOME	386,000		7/1/1999			

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	MEAS/EXT INS	622	K Cuoco
1/12/2009	MEAS/EXT INS	25	D ERSKINE
6/26/2004	MEAS/EXT INS	615	
4/4/2002	MEAS+INSPCTD	600	
6/6/2000	MEAS/EXT INS	608	
8/4/1999	MEAS/EXT INS	600	

Sign: VERIFICATION OF VISIT NOT DATA

