



**PROPERTY LOCATION**

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

**OWNERSHIP**

Unit #: \_\_\_\_\_

Owner 1: RYBECK TR CHARLES HAROLD

Owner 2: RYBECK TR JAN SCHNEIDERMAN

Owner 3: C RYBECK/J S RYBECK TRUSTS

Street 1: 10 BLUEBERRY LN

Street 2: \_\_\_\_\_

Twn/City: LINCOLN

St/Prov: MA Cntry \_\_\_\_\_ Own Occ: Y

Postal: 01773-2210 Type: \_\_\_\_\_

**PREVIOUS OWNER**

Owner 1: SOLOMON TR - MANSON J

Owner 2: -

Street 1: 10 BLUEBERRY LN

Twn/City: LINCOLN

St/Prov: MA Cntry \_\_\_\_\_

Postal: 01773-2210

**NARRATIVE DESCRIPTION**

This Parcel contains 1.897 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1961, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 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:						
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		80000		SQUARE FE	PRIME SITE		0	9.5	1.000	R3									760,000						760,000	
101	ONE FAM		0.06		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									360						400	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	365,200		1.897	760,400	1,125,600
Total Card		365,200	1.897	760,400	1,125,600
Total Parcel		365,200	1.897	760,400	1,125,600
Source: Market Adj Cost		Total Value per SQ unit /Card: 391.27		/Parcel: 391.27	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	335,000	0	1.897	700,400	1,035,400	1,035,400	Year end	11/3/2022
2022	101	FV	281,400	0	1.897	633,200	914,600	914,600	Year End Roll	10/19/2021
2021	101	FV	258,100	0	1.897	560,400	818,500	818,500	Year End Roll	10/15/2020
2020	101	FV	255,800	0	1.897	560,400	816,200	816,200	Year End Roll	9/26/2019
2019	101	FV	232,500	0	1.897	542,800	775,300	775,300	Create Final value 2019	6/4/2019
2018	101	FV	232,500	0	1.897	542,800	775,300	775,300	Year End Roll	9/28/2017
2017	101	FV	230,100	0	1.897	512,400	742,500	742,500	Year End Roll	9/29/2016
2016	101	FV	227,800	0	1.897	497,200	725,000	725,000	Year End Roll	1/14/2016

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SOLOMON TR,MANS	1600-128		3/30/2023		1,560,000	No	No			
SOLOMON MANSON	1370-46		6/24/2009	FAMILY		1	No	No		
SOLOMON MANSON	13635-106		4/6/2007	FAMILY		1	No	No		
DONNELL MARION	1263-178		1/28/2003		833,625	No	No			
MARION L. DONNE	1073-170		9/20/1990	FAMILY		No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/23/2018	6961	MANUAL	15,407	C				Install air sealin
5/13/2008	3943	ROOF		C				strip & re-roof
5/14/2007	3683	RENOVATI	28,500	C	6/15/2007			reno hallway to bm
5/8/1995	704-95	ROOF		C	8/18/1995			

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/28/2013	MEAS/EXT INS	25	D ERSKINE
6/15/2007	MEAS+INSPCTD	100	
2/28/2004	MEAS+INSPCTD	615	
9/16/1998	MEAS+INSPCTD	602	
10/24/1995	MEAS+INSPCTD	607	

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

**Legal Description**

**User Acct**

**GIS Ref**

**GIS Ref**

**Entered Lot Size**

**Total Land:**

**Land Unit Type:**

**Insp Date**  
08/28/13

**Parcel ID** 133 57 0

**PRINT**

Date	Time
09/13/23	19:56:57

**LAST REV**

Date	Time
04/06/23	13:09:31

blakeley  
1373

**USER DEFINED**

Prior Id # 1: 47 9 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:

### EXTERIOR INFORMATION

Type:	19	- RANCH
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	26	- WOOD
Sec Wall:	2	- CLAPBOAR 25%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

### GENERAL INFORMATION

Grade:	C	- AVERAGE	
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
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	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

### 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      Total Yard Items:      Total Special Features:      Total:

### BATH FEATURES

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

### OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frp1:	2	Rating:	AVERAGE
WSFlue:		Rating:	

### CONDO INFORMATION

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

### DEPRECIATION

Phys Cond:	GD	- Good	21.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			21.3%

### CALC SUMMARY

Basic \$ / SQ:	131.00
Size Adj.:	0.99529845
Const Adj.:	1.01999998
Adj \$ / SQ:	132.992
Other Features:	53007
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	464088
Depreciation:	98851
Depreciated Total:	365237

### COMMENTS

TWO FURNACES GAS AND OIL .

### 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	Bath:	3	HB				

### REMODELING

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

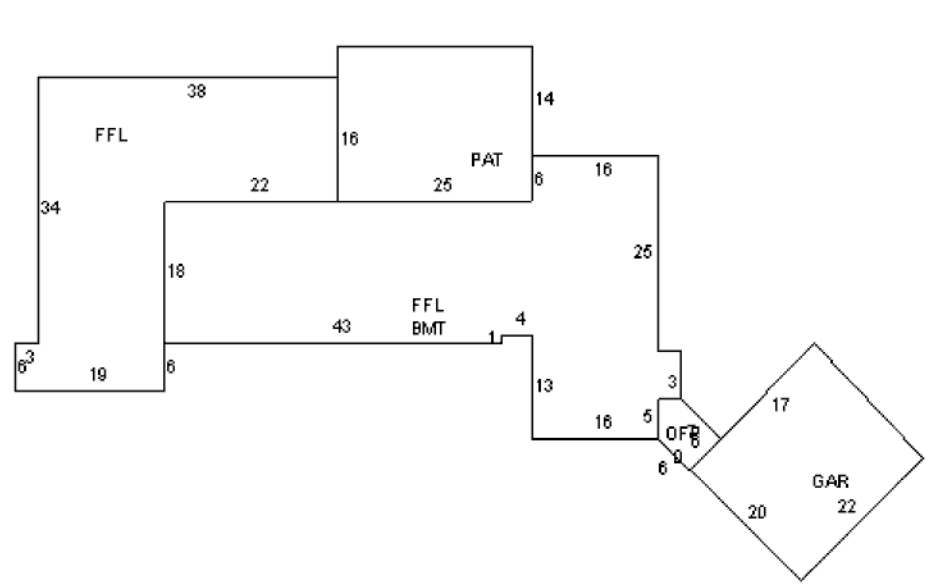
### RES BREAKDOWN

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 800453.6203
Juris. Factor:		Before Depr:	132.99	
Special Features:	0	Val/Su Net:	74.96	
Final Total:	365200	Val/Su SzAd:	149.30	

### SKETCH



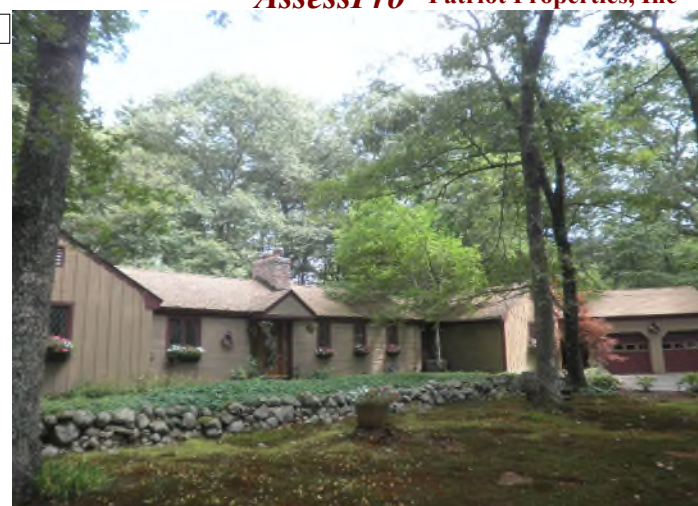
### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,446	132.990	325,298
BMT	BASEMENT	1,436	43.220	62,067
PAT	PATIO	500	14.000	7,000
GAR	GARAGE	446	36.000	16,056
OFFP	OPEN PORCH	44	15.000	660
Net Sketched Area:		4,872	Total:	411,081
Size Ad	2446	Gross Area	4872	FinArea 2877

### SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

### IMAGE



AssessPro Patriot Properties, Inc

### PARCEL ID

133 57 0