



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	NAJARIAN TR K GEORGE
Owner 2:	NAJARIAN TR CAROLANN
Owner 3:	K GEORGE NAJARIAN REV TRUST
Street 1:	123 FREEMAN LANE
Street 2:	
Twn/City:	ORLEANS
St/Prov:	MA Cntry Own Occ: Y
Postal:	02653 Type:

PREVIOUS OWNER

Owner 1:	EHRlich - WALTER
Owner 2:	-
Street 1:	60 BABCOCK ST
Twn/City:	BROOKLINE
St/Prov:	MA Cntry
Postal:	02446

NARRATIVE DESCRIPTION

This Parcel contains 1.4 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1952, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 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		60983.2		SQUARE FE	PRIME SITE		0	9.5	1.218	R3									705,802						705,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	908,400		1.400	705,800	1,614,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 426.41						/Parcel: 426.41	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	788,100	0	1.4	650,100	1,438,200	1,438,200	Year end	11/3/2022
2022	101	FV	692,700	0	1.4	587,700	1,280,400	1,280,400	Year End Roll	10/19/2021
2021	101	FV	660,400	0	1.4	520,100	1,180,500	1,180,500	Year End Roll	10/15/2020
2020	101	FV	649,800	0	1.4	520,100	1,169,900	1,169,900	Year End Roll	9/26/2019
2019	101	FV	663,000	0	1.4	503,700	1,166,700	1,166,700	Create Final value 2019	6/4/2019
2018	101	FV	663,000	0	1.4	503,700	1,166,700	1,166,700	Year End Roll	9/28/2017
2017	101	FV	537,000	0	1.4	475,500	1,012,500	1,012,500	Year End Roll	9/29/2016
2016	101	FV	308,800	0	1.4	461,400	770,200	770,200	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
EHRlich,WALTER	1491-12		6/10/2016		1,487,000	No	No			
US BANK NATIONA	1444-71		10/29/2013	POST FRCLSR	588,000	No	No			
ARNOLD,WARREN H	1437-114		7/9/2013	FORECLOSURE	638,815	No	No			
BETTY R. WALES	910-58		6/9/1983		230,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/21/2017	6863	SOLAR PA	11,434	C	10/26/2017			Install solar pane
10/5/2016	6575	ROOF	23,609	C				Strip & re-roof
9/22/2014	5912	MANUAL	2,600	C				
8/6/2014	5859	RENOVATI	200,000	C	6/9/2016			renovations to fir
7/2/2013	5458	DEMOLITI	3,500	C				fill in swimming p
11/14/2005	3317	ROOF		C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2016	PERMIT VISIT	618	G BOURGAULT
5/27/2015	PERMIT VISIT	619	DH
9/10/2009	MEAS+INSPCTD	25	D ERSKINE
11/15/2002	ENTRY DENIED	615	
9/16/1998	MEAS+INSPCTD	602	
1/22/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA

