



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LOVELL TR CAROL A
Owner 2:	
Owner 3:	11 BLUEBERRY LANE REALTY TRUST
Street 1:	11 BLUEBERRY LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2211 Type:

PREVIOUS OWNER

Owner 1:	LOVELL - CAROL A
Owner 2:	-
Street 1:	11 BLUEBERRY LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2211

NARRATIVE DESCRIPTION

This Parcel contains 1.49 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1948, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		64904		SQUARE FE	PRIME SITE		0	9.5	1.163	R3									716,976						717,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	785,500	400	1.490	717,000	1,502,900
Total Card	785,500	400	1.490	717,000	1,502,900
Total Parcel	785,500	400	1.490	717,000	1,502,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		429.83	/Parcel: 429.83

Legal Description	User Acct
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	686,600	400	1.49	660,400	1,347,400	1,347,400	Year end	11/3/2022
2022	101	FV	602,200	400	1.49	597,000	1,199,600	1,199,600	Year End Roll	10/19/2021
2021	101	FV	565,600	400	1.49	528,300	1,094,300	1,094,300	Year End Roll	10/15/2020
2020	101	FV	506,200	400	1.49	528,300	1,034,900	1,034,900	Year End Roll	9/26/2019
2019	101	FV	470,900	400	1.49	511,700	983,000	983,000	Create Final value 2019	6/4/2019
2018	101	FV	470,900	400	1.49	511,700	983,000	983,000	Year End Roll	9/28/2017
2017	101	FV	462,200	400	1.49	483,000	945,600	945,600	Year End Roll	9/29/2016
2016	101	FV	453,100	400	1.49	468,700	922,200	922,200	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LOVELL, CAROL A	1482-120		12/16/2015	FAMILY		1	No	No		
JENDRICKS, JOHN	1134-16		10/25/1994		469,000	No	No			
ROSS EST OF WIL	1107-163		2/26/1993	OTHER	380,000	No	No			ESTATE SALE

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/28/2022	R-22-0303	MANUAL	23,269	C				Remove clay flue t
6/16/2021	R-21-0127	BATH	41,000	O	9/21/2021			Bathroom renovatio
1/23/2013	5305	RENOVATI	55,000	C	6/24/2013			remodel existing k
9/29/1995	824-95	MANUAL	10,000	C	6/20/1996			LIVINGRM
5/5/1995	703-95	RENO-ADD	77,000	C	7/1/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
6/24/2013	MEAS+INSPCTD	25	D ERSKINE
6/11/2007	MEAS/EXT INS	617	D HASCHIG
5/1/1999	M&L COMPLETE	602	
9/16/1998	MEAS/EXT INS	602	
1/20/1996	MEAS+INSPCTD	606	
7/18/1995	MEAS/EXT INS	600	
6/14/1994	FIELDREV CHG	600	
11/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	5	-	CAPE
Sty Ht:	1T	-	1T
(Liv) Units:	1	Total:	1
Foundation:	1	-	CONCRETE
Frame:	1	-	WOOD
Prime Wall:	2	-	CLAPBOARD
Sec Wall:			
Roof Struct:	3	-	GAMBREL
Roof Cover:	1	-	ASPHALT
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	B+	-	GOOD (+)
Year Blt:	1948	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:	3	-	FORCED H/W
# 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	
2	SHED/FR	D	Y		180	A	AV	1948	15.00	T	70	101			400			400	
More: N		Total Yard Items:				400		Total Special Features:						Total:				400	

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	VG	-	Very Good	17.0%
Functional:				
Economic:				
Special:				
Override:				
Total:				17.5%

CALC SUMMARY

Basic \$ / SQ:	146.00
Size Adj.:	0.93639326
Const Adj.:	1.01999998
Adj \$ / SQ:	139.448
Other Features:	77224
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	952110
Depreciation:	166619
Depreciated Total:	785491

COMMENTS

Blank comment area

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	RMs: 9		BRs: 3		Baths: 2		HB		1			

REMODELING

Exterior:	
Interior:	
Additions:	1996
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

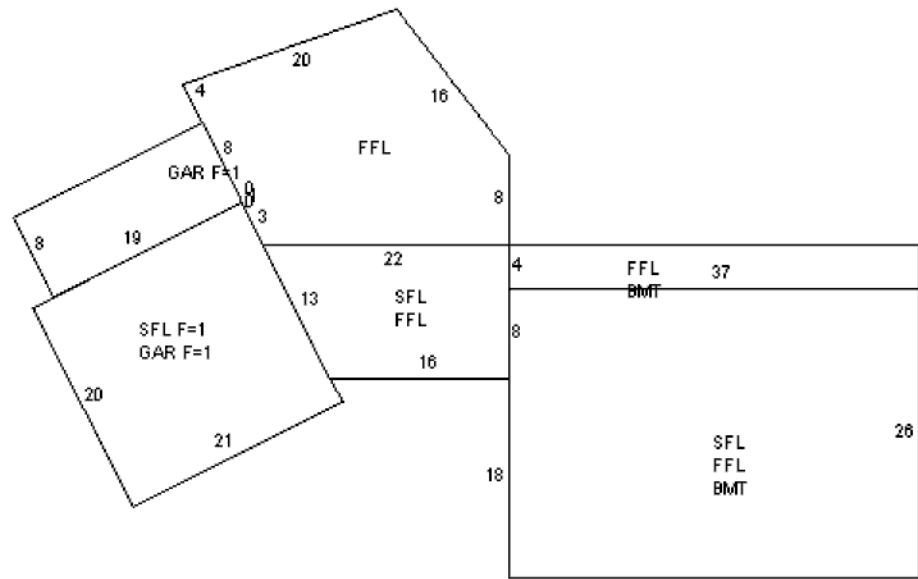
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	1
Totals			
1	9	3	1

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 949660.1562
Juris. Factor:		Before Depr:		223.12
Special Features: 0		Val/Su Net:		160.27
Final Total: 785500		Val/Su SzAd:		244.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,770	139.450	246,822	
SFL	2ND FLOOR	1,449	139.450	202,060	
BMT	BASEMENT	1,110	43.580	48,371	
GAR	GARAGE	572	36.000	20,592	
Net Sketched Area:		4,901	Total:	517,845	
Size Ad	3218.9999	Gross Area	5062	FinArea	3496

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID 133 64 0