

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	NADERI GILA
Owner 2:	
Owner 3:	
Street 1:	3 CERULEAN WY
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4310 Type:

PREVIOUS OWNER

Owner 1:	NADERI - GILA
Owner 2:	IZEDIAN - RAMESH
Street 1:	3 CERULEAN WY
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4310

NARRATIVE DESCRIPTION

This parcel contains 1.85 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1993, having primarily STUCCO Exterior and 5851 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 2 HalfBaths, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		0.013		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									455						500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.850	1,188,900		1,042,900	2,231,800
Total Card	1.850	1,188,900		1,042,900	2,231,800
Total Parcel	1.850	1,188,900		1,042,900	2,231,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:		381.46	/Parcel: 381.46

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,126,400	0	1.85	1,012,500	2,138,900		Year End Roll	12/2/2024
2024	101	FV	1,080,100	0	1.85	992,400	2,072,500		Year end	11/9/2023
2023	101	FV	1,073,000	0	1.85	840,400	1,913,400	1,913,400	Year end	11/3/2022
2022	101	FV	957,600	0	1.85	768,400	1,726,000	1,726,000	Year End Roll	10/19/2021
2021	101	FV	927,700	0	1.85	800,400	1,728,100	1,728,100	Year End Roll	10/15/2020
2020	101	FV	920,400	0	1.85	800,400	1,720,800	1,720,800	Year End Roll	9/26/2019
2019	101	FV	902,000	0	1.85	797,200	1,699,200	1,699,200	Create Final va	6/4/2019
2018	101	FV	902,000	0	1.85	797,200	1,699,200	1,699,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NADERI,GILA	75724-267		9/28/2020	CONVENIENC		1	No	No	
NADERI,GILA	66671-344		1/14/2016	FAMILY		1	No	No	
Izedian,Ramesh	60677-220		12/7/2012	FAMILY		100	No	No	
ATKINS THOMAS L	51622-493		8/28/2008		1,615,000	No	No		
L. + J. BUILDER	22454-513		10/1/1992		625,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/21/2008	4101	RENOVATI	15,000	C	7/21/2010			fin bmt w/full bth
4/24/1993	220	KITCHEN		C	4/28/1994			

ACTIVITY INFORMATION

Date	Result	By	Name
4/12/2018	MEAS/EXT INS	622	K Cuoco
7/15/2010	MEAS/EXT INS	25	D ERSKINE
5/28/2009	PERMIT VISIT	25	D ERSKINE
3/12/2009	MEAS+INSPCTD	100	
6/30/2008	MEAS+INSPCTD	25	D ERSKINE
11/10/2001	ENTRY DENIED	613	
11/8/1995	MEAS+INSPCTD	607	
8/14/1995	ABATE-INSPEC	605	BOA
6/27/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	124 16 16
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:	
CivilDistrict:	
Ratio:	

