



PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		CERULEAN WY, LINCOLN
Unit #:		
Owner 1: ALTSHULER TR GREGORY B		
Owner 2: ALTSHULER TR NATASHA		
Owner 3: G ALTSHULER/N ALTSHULER TRUSTS		
Street 1: 17 CERULEAN WY		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.990	1,200,900		966,500	2,167,400
Total Card 2.990 1,200,900 966,500 2,167,400					
Total Parcel 2.990 1,200,900 966,500 2,167,400					
Source: Market Adj Cost		Total Value per SQ unit /Card: 480.76		/Parcel: 480.76	

Legal Description

2551

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

0

GIS Ref

GIS Ref

Insp Date

12/21/21

OWNERSHIP

Owner 1: ALTSHULER TR GREGORY B

Owner 2: ALTSHULER TR NATASHA

Owner 3: G ALTSHULER/N ALTSHULER TRUSTS

Street 1: 17 CERULEAN WY

Street 2:

Twn/City: LINCOLN

St/Prov: MA Cntry: Own Occ: Y

Postal: 01773 Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,106,800	0	2.99	938,500	2,045,300		Year End Roll	12/2/2024
2024	101	FV	1,094,800	0	2.99	918,900	2,013,700		Year end	11/9/2023
2023	101	FV	951,100	0	2.99	746,900	1,698,000	1,698,000	Year end	11/3/2022
2022	101	FV	813,100	0	2.99	691,700	1,504,800	1,504,800	Year End Roll	10/19/2021
2021	101	FV	753,400	0	2.99	646,900	1,400,300	1,400,300	Year End Roll	10/15/2020
2020	101	FV	741,500	0	2.99	670,900	1,412,400	1,412,400	Year End Roll	9/26/2019
2019	101	FV	703,300	0	2.99	653,300	1,356,600	1,356,600	Create Final va	6/4/2019
2018	101	FV	703,300	0	2.99	653,300	1,356,600	1,356,600	Year End Roll	9/28/2017

Parcel ID 190 4 0

!651!

PRINT

Date	Time
09/26/25	15:00:02

LAST REV

Date	Time
10/30/23	09:33:58

apro

651

USER DEFINED

Prior Id # 1:	124 16 4
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:	

PREVIOUS OWNER

Owner 1: ALTSHULER - GREGORY B

Owner 2: ALTSHULER - NATASHA

Street 1: 17 CERULEAN WY

Twn/City: LINCOLN

St/Prov: MA Cntry: Own Occ: Y

Postal: 01773 Type:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALTSHULER,GREGO	81750-215		7/10/2023	CONVENIENC		1	No	No	
BOURGAN ABBIE,	45667-397		7/21/2005		1,585,000	No	No		
BOURGAN ABBIE,	29804-464		2/11/1999	CONVENIENC		1	Yes	No	
WARBLER SPRINGS	22530-273		10/23/1992		183,000	Yes	No		

PAT ACCT.

NARRATIVE DESCRIPTION

This parcel contains 2.99 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1993, having primarily STUCCO Exterior and 4508 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/18/2019	R-19-0032	BATH	35,500	C	11/21/2019			Remodel master bat
6/29/2015	6131	ROOF	21,000	C				Strip & re-roof dw
3/3/2010	4394	KITCHEN	24,000	C	7/21/2010			kit reno;no change
12/22/2006	3591	RENOVATI	64,000	C	5/31/2007			deck reno;enclosur

ACTIVITY INFORMATION

Date	Result	By	Name
12/21/2021	MEAS+INSPCTD	625	J Frank
11/12/2015	MEAS+INSPCTD	618	G BOURGAULT
7/21/2010	MEAS/EXT INS	25	D ERSKINE
5/31/2007	MEAS/EXT INS	100	
12/1/2005	MEAS/EXT INS	615	
11/10/2001	M&L COMPLETE	613	
5/18/1996	MEAS+INSPCTD	606	
11/8/1995	MEAS/EXT INS	607	
6/27/1994	FIELDREV CHG	600	

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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		1.153		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									8,071						8,100	Wetland

