190	2	0			1 of 1	RESIDENTIAL
Map	Lot	Sublot	Building	Unit	CARD	

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	2,382,200	/	2,382,200
USE VALUE:	2,382,200	/	2,382,200
ASSESSED:	2,382,200	/	2,382,200

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	SCHMERGEL TR GREG E
Owner 2:	SCHMERGEL TR JOANNA O
Owner 3:	GREG & JOANNA SCHMERGEL FAM T
Street 1:	18 CERULEAN WY
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BELLINI - JOSEPH M
Owner 2:	BELLINI - MARY D
Street 1:	18 CERULEAN WY
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 2. ACRES of land mainly classified as ONE FAM with a ECLECTIC Building built about 1999, having primarily STUCCO Exterior and 8770 Square Feet, with 1 Unit, 5 Baths, 0 3/4 Bath, 1 HalfBath, 11 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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.000	1,309,000	25,100	1,048,100	2,382,200
Total Card	2.000	1,309,000	25,100	1,048,100	2,382,200
Total Parcel	2.000	1,309,000	25,100	1,048,100	2,382,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 271.62 | /Parcel: 271.62

Entered Lot Size
Total Land:
Land Unit Type:

Legal Description

User Acct
0
GIS Ref
GIS Ref
Insp Date
10/07/13

!652!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 190 2 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,265,800	23500	2.	1,017,700	2,307,000		Year End Roll	12/2/2024
2024	101	FV	1,194,900	23500	2.	996,900	2,215,300		Year end	11/9/2023
2023	101	FV	1,194,900	23500	2.	844,900	2,063,300	2,063,300	Year end	11/3/2022
2022	101	FV	1,019,000	31700	2.	772,900	1,823,600	1,823,600	Year End Roll	10/19/2021
2021	101	FV	1,090,900	31700	2.	804,900	1,927,500	1,927,500	Year End Roll	10/15/2020
2020	101	FV	1,088,100	31700	2.	804,900	1,924,700	1,924,700	Year End Roll	9/26/2019
2019	101	FV	1,068,100	31700	2.	801,700	1,901,500	1,901,500	Create Final va	6/4/2019
2018	101	FV	1,068,100	31700	2.	801,700	1,901,500	1,901,500	Year End Roll	9/28/2017

PRINT	
Date	Time
09/26/25	15:00:08

LAST REV	
Date	Time
08/23/17	13:19:42
blakeley	

USER DEFINED

Prior Id # 1:	124 16 5
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:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 652

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BELLINI,JOSEPH	61599-145		4/12/2013		1,625,000	No	No		
SCHMERGEL,GREG	51599-173		4/12/2013	FAMILY	99	No	No		
GILL RICHARD J	31445-347		5/26/2000		1,950,000	Yes	No		
GREENE CATHERIN	28013-375		12/24/1997		422,500	Yes	No		
GREENE, CATHERI	22048-293		5/20/1992	CONVENIENC	10	Yes	No		
WARBLER SPRINGS	22028-150		5/13/1992		250,000	Yes	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/7/2017	6763	ROOF	38,761	C				Strip & re-roof 70
6/16/2014	5780	SOLAR PA	2,450	C				Install roof mount
8/9/2001	2314	POOL HOU	30,000	C	6/1/2002			
4/20/2000	1936	POOL	35,000	C	6/8/2001			
3/23/2000	1900	FINISH B	49,600	C	6/6/2000			6/6/00 100%
11/12/1998	1580	NEW HOME	570,240	C	6/6/2000			6/6/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2013	MEAS+INSPCTD	618	G BOURGAULT
1/12/2009	MEAS/EXT INS	25	D ERSKINE
2/24/2004	MEAS+INSPCTD	600	
6/1/2002	MEAS+INSPCTD	613	
6/8/2001	MEAS/EXT INS	613	
6/6/2000	MEAS+INSPCTD	608	
8/24/1999	MEAS+INSPCTD	600	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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		80000		SQUARE FE	PRIME SITE		0	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		0.163		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									5,705						5,700	

Total AC/HA:	1.99955	Total SF/SM:	87100	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	1,048,105	Spl Credit		Total:	1,048,100

EXTERIOR INFORMATION

Type:	10 - ECLECTIC		
Sty Ht:	2A - 2A		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	6 - STUCCO		
Sec Wall:	8 - BRICK VEN	10	%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	A - VERY GOOD		
Year Blt:	1999	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal	2 - PLASTER		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	15 - CARPET	40	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:			
Heat Fuel:	2 - GAS		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	5	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	9	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	4	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	11.	%
Functional:			%
Economic:	O - OTHER	20.	%
Special:			%
Override:			%
Total:		29.2	%

CALC SUMMARY

Basic $ / SQ:	111.00
Size Adj.:	0.83775777
Const Adj.:	1.00795197
Adj $ / SQ:	93.731
Other Features:	96624
Grade Factor:	2.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1848874
Depreciation:	539871
Depreciated Total:	1309003

COMMENTS

propane gas fuel, lawn sprinklers, toilet & sink in pool hse.

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:	11	BRs:	5	Baths:	5	HB	1				

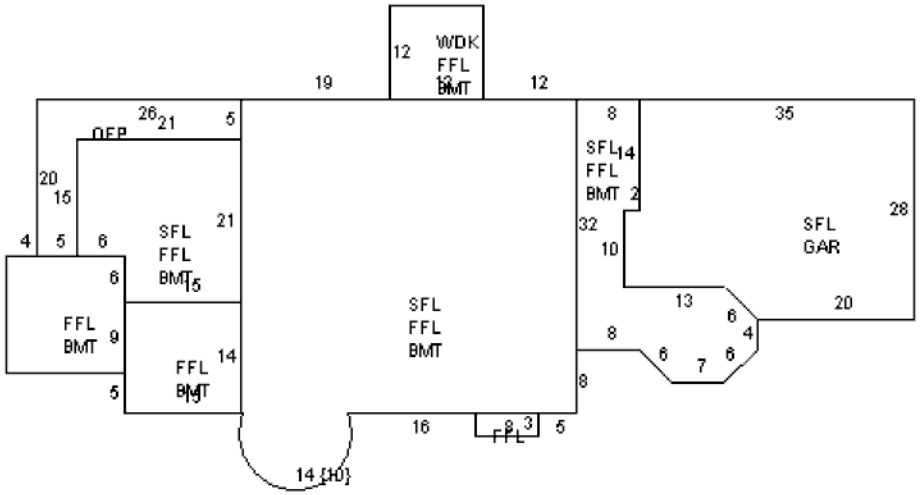
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	5	
Totals			
1	11	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	2502628.314

Juris. Factor:		Before Depr:	187.46
Special Features:	0	Val/Su Net:	115.27
Final Total:	1309000	Val/Su SzAd	191.46

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	2ND FLOOR	3,591	93.730	336,586
FFL	1ST FLOOR	3,246	93.730	304,249
BMT	BASEMENT	3,222	44.520	143,450
GAR	GARAGE	948	38.520	36,517
OFP	OPEN PORCH	205	16.050	3,290
WDK	WOOD DECK	144	25.840	3,720

Net Sketched Area:	11,356			Total:	827,812
Size Ad	6837	Gross Area	11356	FinArea	8770

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	60	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

190 2 0

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
12	POOL I-G	D	Y	1	20x40	V	AV	2001	35.31	T	50	101			14,100			14,100
23	BATH HSE	D	Y	1	10x10	V	AV	2001	160.50	T	31.5	101			11,000			11,000

More:	N	Total Yard Items:	25,100	Total Special Featues:	
				Total:	25,100

IMAGE

AssessPro Patriot Properties, Inc