



PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		CERULEAN WY, LINCOLN
Unit #:		
Owner 1: VERCOLLONE TR CARL R		
Owner 2: CARL VERCOLLONE REVOC TRUST		
Owner 3:		
Street 1: 25 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	5.057	1,525,900	1,400	1,135,700	2,663,000
Total Card 5.057 1,525,900 1,400 1,135,700 2,663,000					
Total Parcel 5.057 1,525,900 1,400 1,135,700 2,663,000					
Source: Market Adj Cost		Total Value per SQ unit /Card: 398.40		/Parcel: 398.40	

Legal Description
3534

User Acct
0

GIS Ref

GIS Ref

Entered Lot Size
Total Land:

Land Unit Type:

Insp Date
10/31/18

!654!

OWNERSHIP

Owner 1: VERCOLLONE TR CARL R
Owner 2: CARL VERCOLLONE REVOC TRUST
Owner 3:
Street 1: 25 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	1,439,400	1300	5.057	1,105,300	2,546,000		Year End Roll	12/2/2024
2024	101	FV	1,378,700	1300	5.057	1,072,000	2,452,000		Year end	11/9/2023
2023	101	FV	1,369,000	1300	5.057	920,000	2,290,300	2,290,300	Year end	11/3/2022
2022	101	FV	1,222,200	2300	5.057	848,000	2,072,500	2,072,500	Year End Roll	10/19/2021
2021	101	FV	1,177,500	2300	5.057	880,000	2,059,800	2,059,800	Year End Roll	10/15/2020
2020	101	FV	1,167,500	2300	5.057	880,000	2,049,800	2,049,800	Year End Roll	9/26/2019
2019	101	FV	1,138,700	1500	5.057	876,800	2,017,000	2,017,000	Create Final va	6/4/2019
2018	101	FV	1,138,700	1500	5.057	876,800	2,017,000	2,017,000	Year End Roll	9/28/2017

Parcel ID 190 3 0

PRINT

Date	Time
09/26/25	15:00:13

LAST REV

Date	Time
06/17/19	09:54:16

blakeley
654

USER DEFINED

Prior Id # 1:	124 16 7
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: VERCOLLONE - CARL R
Owner 2: -
Street 1: 25 CERULEAN WY
Street 2:
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
VERCOLLONE,CARL	72645-580		5/23/2019	FAMILY		1	No	No	
BLUMENREICH ILE	33897-296		10/25/2001		1,809,000	No	No		
UCALANO CONSTRU	30450-233		7/16/1999	INTRA-CORP		1	No	No	
HATSOPOULOS REA	29646-416		1/6/1999	CHANGE IN US	575,000	Yes	No		sale incl 124-16-6
WARBLER SPRINGS	21203-347		6/5/1991		175,000	No	No		

TAX DISTRICT

PAT ACCT.

NARRATIVE DESCRIPTION

This parcel contains 5.057 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1999, having primarily CLAPBOARD Exterior and 6684 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 2 HalfBaths, 14 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/19/2015	6258	ROOF	17,500	C				Strip and re-roof
9/28/2012	5175	DEMOLITI	4,500	C				demo existing pool
1/16/2004	2846	MANUAL	10,000	C	6/26/2004			add protective roo
5/13/1999	1715	POOL	15,000	C	6/6/2000			6/6/00 100%
12/29/1998	1603	NEW HOME	386,000		7/1/1999			

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	MEAS/EXT INS	622	K Cuoco
1/12/2009	MEAS/EXT INS	25	D ERSKINE
6/26/2004	MEAS/EXT INS	615	
4/4/2002	MEAS+INSPCTD	600	
6/6/2000	MEAS/EXT INS	608	
8/4/1999	MEAS/EXT INS	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

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 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		2.527		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									88,445					88,400		
101	ONE FAM		0.693		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									4,851					4,900	Wetland	

Total AC/HA: 5.05655	Total SF/SM: 220263	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 5	Total: 1,135,696	SpI Credit	Total: 1,135,700
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