



PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		CERULEAN WY, LINCOLN
Unit #:		
Owner 1: NATHANIEL TR ROBERT		
Owner 2: DAMAGOSA REALTY TRUST		
Owner 3:		
Street 1: 10 CERULEAN WY		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-4300	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.850	2,947,300		1,042,900	3,990,200
Total Card 1.850 2,947,300 1,042,900 3,990,200					
Total Parcel 1.850 2,947,300 1,042,900 3,990,200					
Source: Market Adj Cost		Total Value per SQ unit /Card: 517.54		/Parcel: 517.54	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

OWNERSHIP

Owner 1: NATHANIEL TR ROBERT
Owner 2: DAMAGOSA REALTY TRUST
Owner 3:
Street 1: 10 CERULEAN WY
Street 2:
Twn/City: LINCOLN
St/Prov: MA Cntry: Own Occ: Y
Postal: 01773-4300 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	2,464,400	0	1.85	1,012,500	3,476,900		Year End Roll	12/2/2024
2024	101	FV	2,339,500	0	1.85	992,400	3,331,900		Year end	11/9/2023
2023	101	FV	2,021,800	0	1.85	840,400	2,862,200	2,862,200	Year end	11/3/2022
2022	101	FV	1,697,500	0	1.85	768,400	2,465,900	2,465,900	Year End Roll	10/19/2021
2021	101	FV	1,567,300	0	1.85	800,400	2,367,700	2,367,700	Year End Roll	10/15/2020
2020	101	FV	1,701,400	0	1.85	800,400	2,501,800	2,501,800	Year End Roll	9/26/2019
2019	101	FV	1,782,300	0	1.85	797,200	2,579,500	2,579,500	Create Final va	6/4/2019
2018	101	FV	1,782,300	0	1.85	797,200	2,579,500	2,579,500	Year End Roll	9/28/2017

Parcel ID 190 1 0

!655!

PRINT

Date	Time
09/26/25	15:00:21

LAST REV

Date	Time
06/17/25	12:21:34

blakeley
655

PREVIOUS OWNER

Owner 1: NATHANIEL - ROBERT
Owner 2: -
Street 1: 10 CERULEAN WY
Street 2:
Twn/City: LINCOLN
St/Prov: MA Cntry: Own Occ: Y
Postal: 01773-4300 Type:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NATHANIEL,ROBER	84128-396		5/23/2025	CONVENIENC		1	No	No	
F.D.I.C.	22448-457		9/30/1992	FORECLOSURE	750,000	No	No		

TAX DISTRICT

PAT ACCT.

This parcel contains 1.85 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1990, having primarily WOOD SHING Exterior and 7710 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 4 HalfBaths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/4/2010	4600	RENOVATI	70,000	C	5/31/2012			interior basement
5/5/1997	1177	ROOF		1	C	3/25/1998		3/25/98 100%
7/30/1996	1011-96	RENO-GAR	120,000	C	6/6/2000			6/6/00 100%
3/6/1996	911-96	DEMOLITI		C	6/14/1996			
7/13/1993	283	RENOVATI	150,000	C	8/24/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2012	PERMIT VISIT	25	D ERSKINE
6/30/2007	MEAS/EXT INS	616	D MANZELLO
6/6/2000	MEAS/EXT INS	608	
5/15/2000	MEAS+INSPCTD	611	
6/9/1999	MEAS+INSPCTD	602	
2/27/1999	MEAS+INSPCTD	602	
3/25/1998	MEAS/EXT INS	602	
5/27/1997	MEAS+INSPCTD	602	
1/27/1996	MEAS+INSPCTD	606	

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		0.013		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									455						500	

