

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LIU TAI KUO
Owner 2:	LIU MANN-WEN
Owner 3:	
Street 1:	18 WYKEHAM ROAD
Street 2:	
Twn/City:	WEST NEWTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02465-2420 Type:

PREVIOUS OWNER

Owner 1:	OSIT - MADELINE
Owner 2:	MAUDE - DANIEL
Street 1:	4 CERULEAN WY
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4300

NARRATIVE DESCRIPTION

This parcel contains 1.89 ACRES of land mainly classified as ONE FAM with a ECLECTIC Building built about 1991, having primarily CLAPBOARD Exterior and 12386 Square Feet, with 1 Unit, 6 Baths, 0 3/4 Bath, 3 HalfBaths, 21 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		0.053		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									1,855						1,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.890	2,691,500		1,044,300	3,735,800
Total Card	1.890	2,691,500		1,044,300	3,735,800
Total Parcel	1.890	2,691,500		1,044,300	3,735,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:		301.61	/Parcel: 301.61

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit 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	2,604,500	0	1.89	1,013,900	3,618,400		Year End Roll	12/2/2024
2024	101	FV	2,459,800	0	1.89	993,600	3,453,400		Year end	11/9/2023
2023	101	FV	2,459,800	0	1.89	841,600	3,301,400	3,301,400	Year end	11/3/2022
2022	101	FV	2,105,200	0	1.89	769,600	2,874,800	2,874,800	Year End Roll	10/19/2021
2021	101	FV	2,252,900	0	1.89	801,600	3,054,500	3,054,500	Year End Roll	10/15/2020
2020	101	FV	2,249,100	0	1.89	801,600	3,050,700	3,050,700	Year End Roll	9/26/2019
2019	101	FV	2,209,200	0	1.89	798,400	3,007,600	3,007,600	Create Final va	6/4/2019
2018	101	FV	2,209,200	0	1.89	798,400	3,007,600	3,007,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OSIT,MADELINE	72181-260		1/30/2019		3,150,000	No	No		
CARANO, DONALD	26515-199		7/23/1996		2,330,000	No	No		
WARBLER SPRINGS	20867-45		11/15/1990		230,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/9/2008	3962	ROOF		C				strip & re-roof

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2017	MEAS/EXT INS	4	JG
6/30/2008	MEAS/EXT INS	25	D ERSKINE
11/10/2001	M&L COMPLETE	613	
11/8/1995	MEAS+INSPCTD	607	
1/5/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	124 16 9
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:	

