



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	NADERI GILA
Owner 2:	
Owner 3:	
Street 1:	3 CERULEAN WY
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4310 Type:

PREVIOUS OWNER

Owner 1:	NADERI - GILA
Owner 2:	IZEDIAN - RAMESH
Street 1:	3 CERULEAN WY
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4310

NARRATIVE DESCRIPTION

This Parcel contains 1.85 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1993, Having Primarily STUCCO Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 2 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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 Infru	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	10.	1.000	R5									800,000						800,000	
101	ONE FAM		0.013		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									390						400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	927,700		1.850	800,400	1,728,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 295.36						/Parcel: 295.36	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	920,400	0	1.85	800,400	1,720,800	1,720,800	Year End Roll	9/26/2019
2019	101	FV	902,000	0	1.85	797,200	1,699,200	1,699,200	Create Final value 2019	6/4/2019
2018	101	FV	902,000	0	1.85	797,200	1,699,200	1,699,200	Year End Roll	9/28/2017
2017	101	FV	840,500	0	1.85	797,200	1,637,700	1,637,700	Year End Roll	9/29/2016
2016	101	FV	816,600	0	1.85	745,200	1,561,800	1,561,800	Year End Roll	1/14/2016
2015	101	FV	809,600	0	1.85	690,000	1,499,600	1,499,600	Year End	10/2/2014
2014	101	FV	760,200	0	1.85	680,400	1,440,600	1,440,600	Year End Roll	1/23/2014
2013	101	FV	746,100	0	1.85	660,400	1,406,500	1,406,500	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NADERI,GILA	75724-267		9/28/2020	CONVENIENC		1	No	No		
NADERI,GILA	66671-344		1/14/2016	FAMILY		1	No	No		
Izedian,Ramesh	60677-220		12/7/2012	FAMILY		100	No	No		
ATKINS THOMAS L	51622-493		8/28/2008		1615000	No	No			
L. + J. BUILDER	22454-513		10/1/1992		625000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/21/2008	4101	RENOVATI	15,000	C	5/28/2009			fin bmt w/full bth
4/24/1993	220	KITCHEN		C	1/5/1994			

ACTIVITY INFORMATION

Date	Result	By	Name
4/12/2018	MEAS/EXT INS	622	K Cuoco
7/15/2010	MEAS/EXT INS	25	D ERSKINE
5/28/2009	PERMIT VISIT	25	D ERSKINE
3/12/2009	MEAS+INSPCTD	100	
6/30/2008	MEAS+INSPCTD	25	D ERSKINE
11/10/2001	ENTRY DENIED	613	
11/8/1995	MEAS+INSPCTD	607	
8/14/1995	ABATE-INSPEC	605	BOA
6/27/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA

