



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SCHMERGEL TR GREG E
Owner 2:	SCHMERGEL TR JOANNA O
Owner 3:	GREG & JOANNA SCHMERGEL FAM TR
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(n) ECLECTIC Building Built about 1999, Having Primarily STUCCO Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 1 HalfBaths, 0 3/4 Baths, 11 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 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	10.	1.000	R5									800,000						800,000	
101	ONE FAM		0.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									4,890						4,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,090,900	31,700	2.000	804,900	1,927,500		0
							GIS Ref
							GIS Ref
							Insp Date
							10/07/13
Total Card							Entered Lot Size
Total Parcel							Total Land:
Source: Market Adj Cost							Land Unit Type:
Total Value per SQ unit /Card: 219.78							/Parcel: 219.78

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
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 value 2019	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
2017	101	FV	962,900	31700	2.	801,700	1,796,300	1,796,300	Year End Roll	9/29/2016
2016	101	FV	939,500	31700	2.	749,700	1,720,900	1,720,900	Year End Roll	1/14/2016
2015	101	FV	929,500	31700	2.	694,500	1,655,700	1,655,700	Year End	10/2/2014
2014	101	FV	909,600	31700	2.	684,900	1,626,200	1,626,200	Year End Roll	1/23/2014
2013	101	FV	1,554,300	31700	1.91	662,200	2,248,200	2,248,200	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BELLINI,JOSEPH	61599-145		4/12/2013		1625000	No	No			
SCHMERGEL,GREG	51599-173		4/12/2013	FAMILY	99	No	No			
GILL RICHARD J	31445-347		5/26/2000		1950000	Yes	No			
GREENE CATHERIN	28013-375		12/24/1997		422500	Yes	No			
GREENE, CATHERI	22048-293		5/20/1992	CONVENIENC	10	Yes	No			
WARBLER SPRINGS	22028-150		5/13/1992		250000	Yes	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	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

Total AC/HA:	1.99955	Total SF/SM:	87100.40	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 5	Total:	804,890	Spl Credit		Total:	804,900
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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 %:
Jurisdct:	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:	
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

SPEC FEATURES/YARD ITEMS

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	33.00	T	30	101			18,500			18,500
23	BATH HSE	D	Y	1	10x10	V	AV	2001	150.00	T	12	101			13,200			13,200

More: N Total Yard Items: 31,700 Total Special Features: Total: 31,700

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	12.%
Functional:		%
Economic:	O - OTHER	20.%
Special:		%
Override:		%
Total:		29.6%

CALC SUMMARY

Basic \$ / SQ:	85.00
Size Adj.:	0.83775777
Const Adj.:	1.00795197
Adj \$ / SQ:	71.776
Other Features:	96624
Grade Factor:	2.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1549554
Depreciation:	458668
Depreciated Total:	1090886

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	RM: 11 BR: 5 Baths: 5 HB: 1			

REMODELING

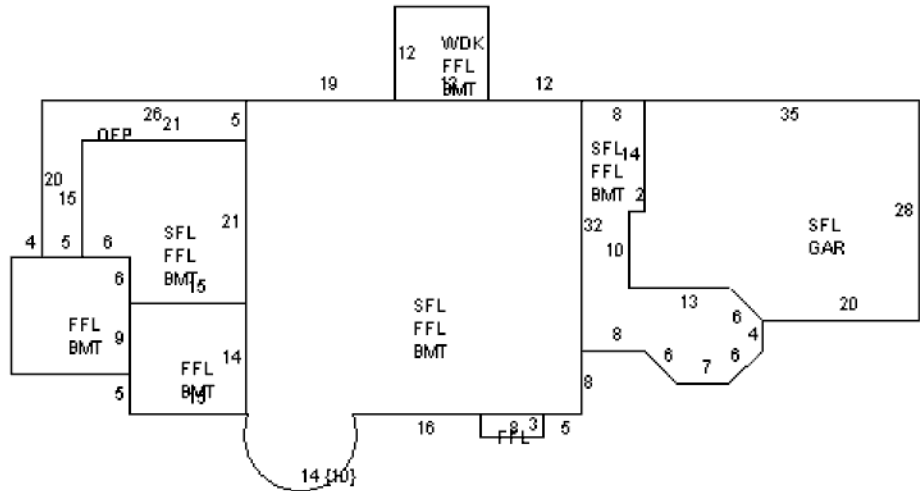
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

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

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	2502628.314
Juris. Factor:		Val/Su Fin:	124.39	
Special Features:	0	Val/Su Net:	96.06	
Final Total:	1090900	Val/Su SzAd:	159.56	

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
SFL	2ND FLOOR	3,591	71.780	257,746	
FFL	1ST FLOOR	3,246	71.780	232,984	
BMT	BASEMENT	3,222	34.090	109,849	
GAR	GARAGE	948	36.000	34,128	
OFP	OPEN PORCH	205	15.000	3,075	
WDK	WOOD DECK	144	24.150	3,477	
Net Sketched Area:		11,356	Total:	641,259	
Size Ad	6837	Gross Area	11356	FinArea	8770

SUB AREA DETAIL

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

IMAGE

AssessPro Patriot Properties, Inc

