



Patriot
Properties Inc.

PROPERTY LOCATION

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

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 OWNER

Owner 1:	VERCOLLONE - CARL R
Owner 2:	-
Street 1:	25 CERULEAN WY
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 5.057 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1999, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 2 HalfBaths, 0 3/4 Baths, 14 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		2.527		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									75,810						75,800	
101	ONE FAM		0.693		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									4,158						4,200	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	1,177,500	2,300	5.057	880,000	2,059,800	3534	0				
							GIS Ref				
							GIS Ref				
Total Card					1,177,500	2,300	5.057	880,000	2,059,800	Entered Lot Size	
Total Parcel					1,177,500	2,300	5.057	880,000	2,059,800	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			308.15	/Parcel:	308.15	Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	1,167,500	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 value 2019	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
2017	101	FV	1,058,400	1500	5.057	876,800	1,936,700	1,936,700	Year End Roll	9/29/2016
2016	101	FV	1,026,500	1500	5.057	824,800	1,852,800	1,852,800	Year End Roll	1/14/2016
2015	101	FV	1,016,700	1500	5.057	769,600	1,787,800	1,787,800	Year End	10/2/2014
2014	101	FV	948,200	1500	5.057	760,000	1,709,700	1,709,700	Year End Roll	1/23/2014
2013	101	FV	928,600	8000	5.057	740,000	1,676,600	1,676,600	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
VERCOLLONE,CARL	72645-580		5/23/2019	FAMILY		1	No	No		
BLUMENREICH ILE	33897-296		10/25/2001		1809000	No	No			
UCALANO CONSTRU	30450-233		7/16/1999	INTRA-CORP		1	No	No		
HATSOPOULOS REA	29646-416		1/6/1999	CHANGE IN US	575000	Yes	No		sale incl 124-16-6	
WARBLER SPRINGS	21203-347		6/5/1991		175000	No	No			

BUILDING PERMITS

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

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	6 - COLONIAL
Sty Ht:	2A - 2A
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	2 - HIP
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

BATH FEATURES

Full Bath:	4	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	2	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	6	Rating:	AVERAGE

COMMENTS

incl 124-16-6 (2.53AC).

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's:	14	BR's:	5	Baths:	4	HB		2			

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	3	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

GENERAL INFORMATION

Grade:	A- - V 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:	4 - CARPET 25%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:			
Heat Fuel:	2 - GAS		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal:		% Sprinkled:	

DEPRECIATION

Phys Cond:	GD - Good	8.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		8%

CALC SUMMARY

Basic \$ / SQ:	95.00
Size Adj.:	0.84975064
Const Adj.:	1.01499999
Adj \$ / SQ:	81.937
Other Features:	84976
Grade Factor:	1.75
Neighborhood Inf:	1.0000000
LUC Factor:	1.00
Adj Total:	1279937
Depreciation:	102395
Depreciated Total:	1177542

REMODELING

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

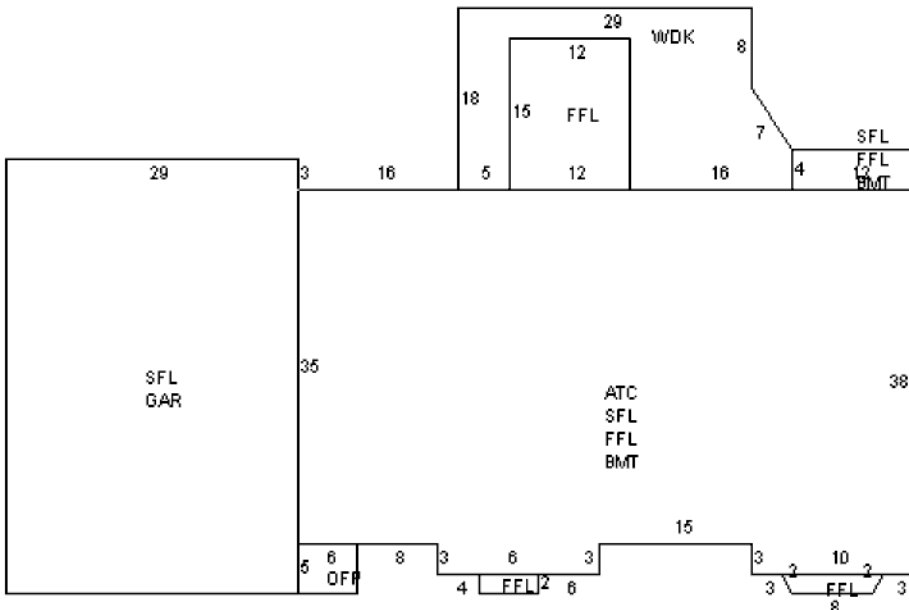
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	14	5	
Totals			
1	14	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	1530322.456
Juris. Factor:		Val/Su Fin:		176.17	
Special Features:	0	Val/Su Net:		110.98	
Final Total:	1177500	Val/Su SzAdj:		195.76	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
SFL	2ND FLOOR	3,526	81.940	288,911	
FFL	1ST FLOOR	2,489	81.940	203,942	
BMT	BASEMENT	2,279	20.480	46,684	
GAR	GARAGE	1,247	36.000	44,892	
ATC	ATTIC	669	81.940	54,841	
WDK	WOOD DECK	370	18.100	6,698	
OFF	OPEN PORCH	30	15.000	450	
Net Sketched Area:		10,610	Total:	646,418	
Size Ad	6015	Gross Area	12172	FinArea	6684

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

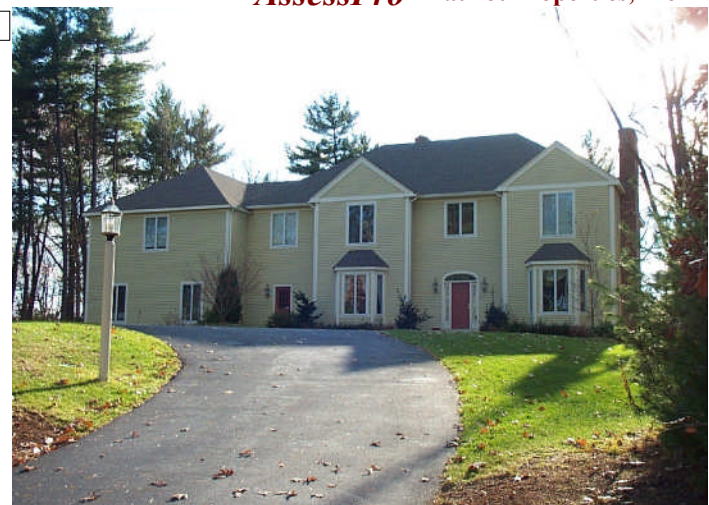
SPEC FEATURES/YARD ITEMS

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
2	SHED/FR	D	Y	1	10x22	A	AV	1999	15.00	T	30	101			2,300			2,300

PARCEL ID

190 3 0	
Appr Value	2,300
JCod	
JFact	
Juris. Value	2,300

IMAGE



AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:	2,300	Total Special Features:		Total:	2,300
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