



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		BLUEBERRY LN, LINCOLN

OWNERSHIP

Owner 1:	HODGES PETER W
Owner 2:	HODGES JEANINE M
Owner 3:	
Street 1:	23 BLUEBERRY LN
Street 2:	
Twn/City:	LINCOLN CENTER
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2211 Type:

PREVIOUS OWNER

Owner 1:	NILES ROBERT L -
Owner 2:	NILES VIRGINIA M -
Street 1:	23 BLUEBERRY LN
Twn/City:	LINCOLN CENTER
St/Prov:	MA Cntry
Postal:	01773-2211

NARRATIVE DESCRIPTION

This Parcel contains 1.43 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1946, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	R1	Residential	100	U	A	SEPTIC
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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		53578.8		SQUARE FE	PRIME SITE		0	7.	1.345	R3									504,516						504,500	
101	ONE FAM		0.2		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									1,200						1,200	Paper Street - Blu

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	505,600	2,400	1.430	505,700	1,013,700		0				
							GIS Ref				
							GIS Ref				
Total Card					505,600	2,400	1.430	505,700	1,013,700	Entered Lot Size	
Total Parcel					505,600	2,400	1.430	505,700	1,013,700	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			311.19	/Parcel:	311.19	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	451,800	2400	1.43	505,700	959,900	959,900	Year End Roll	9/26/2019
2019	101	FV	435,900	2400	1.43	489,900	928,200	928,200	Create Final value 2019	6/4/2019
2018	101	FV	435,900	2400	1.43	489,900	928,200	928,200	Year End Roll	9/28/2017
2017	101	FV	427,700	2400	1.23	461,300	891,400	891,400	Year End Roll	9/29/2016
2016	101	FV	427,700	2400	1.23	447,600	877,700	877,700	Year End Roll	1/14/2016
2015	101	FV	411,300	2400	1.23	414,400	828,100	828,100	Year End	10/2/2014
2014	101	FV	407,200	2400	1.23	371,200	780,800	780,800	Year End Roll	1/23/2014
2013	101	FV	399,000	2400	1.25	361,700	763,100	763,100	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NILES ROBERT L,	1244-1		10/22/2001		622500	No	No			
	444-53		2/19/1949		0	No	No			

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
5/18/2006	3423	ADDITION	275,000	C	6/29/2006			Construct addition
4/18/2006	3393	RENOVATI	25,000	C	6/7/2007			Enlarge living roo

ACTIVITY INFORMATION

Date	Result	By	Name
8/28/2013	MEAS/EXT INS	25	D ERSKINE
6/7/2007	MEAS+INSPCTD	100	
6/29/2006	PERMIT VISIT	50	
5/13/2002	MEAS+INSPCTD	600	
9/16/1998	MEAS+INSPCTD	602	
12/14/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

