

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		STOREY DR, LINCOLN

OWNERSHIP

Owner 1:	HULECKI TR ANNE W
Owner 2:	
Owner 3:	ANNE W HULECKI TRUST OF 2012
Street 1:	12 STOREY DR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2109 Type:

PREVIOUS OWNER

Owner 1:	HULECKI - ANNE W
Owner 2:	-
Street 1:	12 STOREY DR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2109

NARRATIVE DESCRIPTION

This parcel contains 2.6 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1976, having primarily WOOD Exterior and 2884 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.763		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									26,705						26,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.600	647,100	1,800	985,100	1,634,000
Total Card	2.600	647,100	1,800	985,100	1,634,000
Total Parcel	2.600	647,100	1,800	985,100	1,634,000
Source:	Market Adj Cost	Total Value per SQ unit /Card: 566.67		/Parcel: 566.67	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	594,900	1600	2.6	957,100	1,553,600		Year End Roll	12/2/2024
2024	101	FV	588,000	1600	2.6	934,900	1,524,500		Year end	11/9/2023
2023	101	FV	504,900	1600	2.6	762,900	1,269,400	1,269,400	Year end	11/3/2022
2022	101	FV	422,000	1600	2.6	707,700	1,131,300	1,131,300	Year End Roll	10/19/2021
2021	101	FV	387,900	1600	2.6	662,900	1,052,400	1,052,400	Year End Roll	10/15/2020
2020	101	FV	381,100	1600	2.6	686,900	1,069,600	1,069,600	Year End Roll	9/26/2019
2019	101	FV	361,100	1600	2.6	669,300	1,032,000	1,032,000	Create Final va	6/4/2019
2018	101	FV	361,100	1600	2.6	669,300	1,032,000	1,032,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HULECKI,ANNE W	62014-39		6/14/2013	FAMILY		1	No	No	
KING CHARLES II	45275-195		5/27/2005	CONVENIENC		1	No	No	
FRASER JOANNE	23266-282		6/3/1993		460,000		No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/4/1997	1269	ROOF	7,000	C	3/7/1998			3/7/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
1/16/2025	MEAS/EXT INS	6	JN
8/23/2013	MEAS/EXT INS	25	D ERSKINE
6/18/2007	MEAS/EXT INS	617	D HASCHIG
6/21/1999	M&L EXTERIOR	602	
3/7/1998	MEAS/EXT INS	602	
5/21/1996	MEAS+INSPCTD	606	
1/30/1996	ENTRY DENIED	606	
7/8/1995	MEAS/EXT INS	600	
6/9/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	67 1 8
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:	

