

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		HUCKLEBERRY HL, LINCOLN

OWNERSHIP

Owner 1:	ELWELL DEAN A
Owner 2:	
Owner 3:	
Street 1:	2 HUCKLEBERRY HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3509 Type:

PREVIOUS OWNER

Owner 1:	MARONI TR - KEVIN J
Owner 2:	-
Street 1:	2 HUCKLEBERRY HL
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3509

NARRATIVE DESCRIPTION

This parcel contains 2.6 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1953, having primarily WOOD Exterior and 4913 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 11 Rooms, and 5 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	934,200	6,200	985,100	1,925,500
Total Card	2.600	934,200	6,200	985,100	1,925,500
Total Parcel	2.600	934,200	6,200	985,100	1,925,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		391.95	/Parcel: 391.95

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,132,000	5800	2.6	957,100	2,094,900		Year End Roll	12/2/2024
2024	101	FV	1,118,800	5800	2.6	934,900	2,059,500		Year end	11/9/2023
2023	101	FV	960,800	5800	2.6	762,900	1,729,500	1,729,500	Year end	11/3/2022
2022	101	FV	826,800	5800	2.6	707,700	1,540,300	1,540,300	Year End Roll	10/19/2021
2021	101	FV	760,100	5800	2.6	662,900	1,428,800	1,428,800	Year End Roll	10/15/2020
2020	101	FV	746,800	5800	2.6	686,900	1,439,500	1,439,500	Year End Roll	9/26/2019
2019	101	FV	707,700	5800	2.6	669,300	1,382,800	1,382,800	Create Final va	6/4/2019
2018	101	FV	707,700	5800	2.6	669,300	1,382,800	1,382,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARONI TR,KEVIN	1614-97		5/16/2024		1,927,500	No	No		
MARONI JAMAN M	1080-87		4/26/1991	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/21/2025	P-25-0009	BATH	10,150	C				
11/12/2024	R-24-0214	BATH	68,000	O				Remodel master bat
11/21/2023	R-23-0280	ROOF	40,500	C				Remove existing an
3/24/2014	5688	RENOVATI	23,000	C	5/20/2015			Turn an existing c
8/12/2005	3257	ROOF		C				
7/30/2002	2550	ROOF		C	7/1/2003			

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2015	PERMIT VISIT	619	DH
9/5/2013	MEAS/EXT INS	25	D ERSKINE
6/30/2007	MEAS/EXT INS	616	D MANZELLO
9/30/1998	MEAS+INSPCTD	602	
1/29/1996	MEAS+INSPCTD	606	
2/22/1995	MEAS/EXT INS	601	
12/16/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	68 13 0
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:	

!1864!

PRINT
Date Time
09/26/25 17:18:01

LAST REV
Date Time
06/26/25 13:21:36
apro
1864

Parcel ID 149 19 0

PAT ACCT.

