

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	YANCHIK III JOSEPH A
Owner 2:	HUGHES JAMILYN
Owner 3:	
Street 1:	36 HUCKLEBERRY HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3509 Type:

PREVIOUS OWNER

Owner 1:	LASALA - BETH H
Owner 2:	LASALA JR - JOSEPH A
Street 1:	36 HUCKLEBERRY HL
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3509

NARRATIVE DESCRIPTION

This parcel contains .92 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1957, having primarily BRICK Exterior and 4530 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 6 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		40075		SQUARE FE	PRIME SITE		0	13.03	1.70	R5									886,333						886,300	

Total AC/HA:	0.92000	Total SF/SM:	40075	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	886,333	SpI Credit	Total:	886,300
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.920	1,795,200	10,600	886,300	2,692,100
Total Card	0.920	1,795,200	10,600	886,300	2,692,100
Total Parcel	0.920	1,795,200	10,600	886,300	2,692,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		594.31	/Parcel: 594.31

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,503,700	9900	.92	860,500	2,374,100		Year End Roll	12/2/2024
2024	101	FV	1,427,500	9900	.92	843,500	2,280,900		Year end	11/9/2023
2023	101	FV	1,234,500	9900	.92	714,200	1,958,600	1,958,600	Year end	11/3/2022
2022	101	FV	1,053,600	9900	.92	653,000	1,716,500	1,716,500	Year End Roll	10/19/2021
2021	101	FV	972,200	9900	.92	680,200	1,662,300	1,662,300	Year End Roll	10/15/2020
2020	101	FV	1,055,500	9900	.92	680,200	1,745,600	1,745,600	Year End Roll	9/26/2019
2019	101	FV	1,105,800	9900	.92	677,500	1,793,200	1,793,200	Create Final va	6/4/2019
2018	101	FV	1,105,800	9900	.92	677,500	1,793,200	1,793,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LASALA,BETH H	65535-293		7/9/2015		1,885,000	No	No		
EIGSTI KARL TR,	47934-292		8/3/2006	CHD>SALE	1,210,000	No	No		
EIGSTI KARL J,	39998-275		7/17/2003	CONVENIENC		1	No	No	
EIGSTI KARL TR,	39998-250		7/17/2003	CONVENIENC		1	No	No	
EIGSTI KARL,	37177-255		11/26/2002	CONVENIENC		1	No	No	
EIGSTI KARL TR,	37177-236		11/26/2002	CONVENIENC		1	No	No	
EIGSTI KARL,	34780-407		2/8/2002	CONVENIENC		99	No	No	
KASPARIAN CAROL	28953-408		8/10/1998		790,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/4/2006	3580	RENO-ADD	290,690	C	5/29/2008			master bed add,rem
10/24/2006	3549	RENOVATI	3,000	C	5/29/2008			replace windows,in
2/17/2006	3359	ROOF		C				Re-roof dwelling

ACTIVITY INFORMATION

Date	Result	By	Name
1/16/2025	MEAS/EXT INS	6	JN
4/26/2016	SALES INSP	618	G BOURGAULT
5/29/2008	MEAS+INSPCTD	100	
6/7/2007	MEAS+INSPCTD	100	
11/9/2002	M&L COMPLETE	615	
4/8/1999	MEAS+INSPCTD	600	
10/7/1998	MEAS+INSPCTD	602	
5/7/1996	MEAS+INSPCTD	606	
2/10/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	70 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:	

!1905!

PRINT

Date	Time
09/26/25	17:23:26

LAST REV

Date	Time
02/27/25	14:51:07

apro	1905
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