



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CARLSON KARIN J
Owner 2:	
Owner 3:	
Street 1:	31 HUCKLEBERRY HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3508 Type:

PREVIOUS OWNER

Owner 1:	CARLSON KARIN J -
Owner 2:	PETRAGLIA MICHAEL V -
Street 1:	31 HUCKLEBERRY HL
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3508

NARRATIVE DESCRIPTION

This parcel contains 1.134 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1959, having primarily WOOD SHING Exterior and 3351 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 6 Bd rms.

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		49379		SQUARE FE	PRIME SITE		0	11.98	1.43	R4									848,351						848,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.134	610,400		848,400	1,458,800
Total Card		1.134	610,400	848,400	1,458,800
Total Parcel		1.134	610,400	848,400	1,458,800
Source:		Market Adj Cost	Total Value per SQ unit /Card: 435.37		/Parcel: 435.37

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	580,600	0	1.134	823,600	1,404,200		Year End Roll	12/2/2024
2024	101	FV	566,300	0	1.134	807,300	1,373,600		Year end	11/9/2023
2023	101	FV	519,700	0	1.134	655,000	1,174,700	1,174,700	Year end	11/3/2022
2022	101	FV	447,600	0	1.134	606,200	1,053,800	1,053,800	Year End Roll	10/19/2021
2021	101	FV	396,800	0	1.134	566,500	963,300	963,300	Year End Roll	10/15/2020
2020	101	FV	393,300	0	1.134	587,800	981,100	981,100	Year End Roll	9/26/2019
2019	101	FV	350,300	0	1.134	572,200	922,500	922,500	Create Final va	6/4/2019
2018	101	FV	350,300	0	1.134	572,200	922,500	922,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARLSON KARIN J	47869-134		7/26/2006	DIVORCE/ESTA	100	No	No		
STECHEER, BARBAR	43125-46		6/24/2004		1,000,000	No	No		
STECHEER ROBERT	43125-43		6/24/2004	CONVENIENC	1	No	No		
STECHEER, ROBERT	24982-285		11/9/1994	CONVENIENC		No	No		
JACQUES A. HILL	13057-535		9/15/1976		97,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/13/2023	R-23-0249	WINDOWS	55,250	C				Remove & replace 3
10/26/2012	5206	WOOD STO		C				install wood burni
8/23/2004	3009	RENOVATI	20,000	C	5/12/2005			kitchen

ACTIVITY INFORMATION

Date	Result	By	Name
1/16/2025	MEAS/EXT INS	6	JN
10/24/2011	MEAS/EXT INS	25	D ERSKINE
5/12/2005	MEAS+INSPCTD	615	
4/13/2005	MEAS/EXT INS	600	
10/7/1998	MEAS+INSPCTD	602	
1/29/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

