

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRaised: 1,566,400 / 1,566,400
 USE VALUE: 1,566,400 / 1,566,400
 ASSESSED: 1,566,400 / 1,566,400



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HUANG LINGHUI
Owner 2:	HUANG BAOYING
Owner 3:	
Street 1:	27 HUCKLEBERRY HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3508 Type:

PREVIOUS OWNER

Owner 1:	BECK - JESSICA KO
Owner 2:	BECK - AARON QUINN
Street 1:	27 HUCKLEBERRY HL
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3508

NARRATIVE DESCRIPTION

This parcel contains .97 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1979, having primarily WOOD Exterior and 4228 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 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		42253		SQUARE FE	PRIME SITE		0	11.98	1.63	R4									822,737						822,700	

Total AC/HA:	0.97000	Total SF/SM:	42253	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	822,737	SpI Credit	Total:	822,700
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.970	743,300	400	822,700	1,566,400
Total Card	0.970	743,300	400	822,700	1,566,400
Total Parcel	0.970	743,300	400	822,700	1,566,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:	370.48	/Parcel:	370.48

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	684,000	300	.97	798,700	1,483,000		Year End Roll	12/2/2024
2024	101	FV	881,800	300	.97	782,900	1,665,000		Year end	11/9/2023
2023	101	FV	760,900	300	.97	635,300	1,396,500	1,396,500	Year end	11/3/2022
2022	101	FV	629,500	500	.97	587,900	1,217,900	1,217,900	Year End Roll	10/19/2021
2021	101	FV	580,100	500	.97	549,400	1,130,000	1,130,000	Year End Roll	10/15/2020
2020	101	FV	570,200	500	.97	570,000	1,140,700	1,140,700	Year End Roll	9/26/2019
2019	101	FV	540,500	0	.97	554,900	1,095,400	1,095,400	Create Final va	6/4/2019
2018	101	FV	540,500	0	.97	554,900	1,095,400	1,095,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BECK,JESSICA KO	1599-72		2/13/2023		1,465,000	No	No		
KO NAI NAN,	1382-128		5/14/2010	FAMILY	875,000	No	No		
PETER T. KARASS	953-48		1/13/1982		360,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/13/2022	R-22-0161	BATH	30,000	O	10/7/2022			Install full bathr

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2018	MEAS/EXT INS	622	K Cuoco
9/16/2009	MEAS/EXT INS	25	D ERSKINE
11/23/2002	M&L COMPLETE	615	
11/19/1998	MEAS+INSPCTD	602	
2/6/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	70 16 1
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:	

PRINT

Date	Time
09/26/25	17:23:43

LAST REV

Date	Time
07/23/24	15:04:26

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