Map	Lot	Sublot	Building	Unit	CARD
149	33	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	1,447,700	/	1,447,700
USE VALUE:	1,447,700	/	1,447,700
ASSESSED:	1,447,700	/	1,447,700

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	GAMMACK RICHARD
Owner 2:	PALMER DAWN
Owner 3:	
Street 1:	23 HUCKLEBERRY HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3508 Type:

PREVIOUS OWNER

Owner 1:	SIMOURIAN JOHN A TR -
Owner 2:	HUCKLEBERRY HILL RD REALTY TR -
Street 1:	23 HUCKLEBERRY HILL
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3508

NARRATIVE DESCRIPTION

This parcel contains 1.01 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1957, having primarily ALUMINUM Exterior and 2481 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.010	618,700		829,000	1,447,700
Total Card	1.010	618,700		829,000	1,447,700
Total Parcel	1.010	618,700		829,000	1,447,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 583.51 | /Parcel: 583.51

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

GIS Ref

GIS Ref

Insp Date 01/16/25

!1908!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 149 33 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	544,300	0	1.01	804,800	1,349,100		Year End Roll	12/2/2024
2024	101	FV	538,600	0	1.01	788,900	1,327,500		Year end	11/9/2023
2023	101	FV	469,900	0	1.01	640,100	1,110,000	1,110,000	Year end	11/3/2022
2022	101	FV	406,300	0	1.01	592,300	998,600	998,600	Year End Roll	10/19/2021
2021	101	FV	396,400	0	1.01	553,600	950,000	950,000	Year End Roll	10/15/2020
2020	101	FV	390,300	0	1.01	574,300	964,600	964,600	Year End Roll	9/26/2019
2019	101	FV	384,200	0	1.01	559,100	943,300	943,300	Create Final va	6/4/2019
2018	101	FV	384,200	0	1.01	559,100	943,300	943,300	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	17:23:50

LAST REV

Date	Time
01/24/25	10:56:31
apro	

PAT ACCT. 1908

USER DEFINED

Prior Id # 1:	70 17 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:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SIMOURIAN JOHN	1271-92		7/18/2003		772,500	No	No		
SIMOURIAN JOHN	1268-46		5/16/2003	CONVENIENC	1	No	No		
JOHN SIMOURIAN	945-195		5/20/1981	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/4/2011	4639	RENOVATI	350,000	C	12/3/2012			reno & expan of dw

ACTIVITY INFORMATION

Date	Result	By	Name
1/16/2025	MEAS/EXT INS	6	JN
6/26/2012	MEAS+INSPCTD	25	D ERSKINE
6/30/2007	MEAS/EXT INS	616	D MANZELLO
10/13/1998	MEAS+INSPCTD	602	
2/10/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		43995		SQUARE FE	PRIME SITE		0	11.98	1.57	R4									828,997						829,000	

Total AC/HA:	1.00999	Total SF/SM:	43995	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	828,997	Spl Credit		Total:	829,000

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY		
Sty Ht:	1 - 1		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	3 - ALUMINUM		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	B- - GOOD (-)		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - DRYWALL		
Sec Int Wall:	2 - PLASTER	50	%
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	13 - RADIANT EL		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

Full Bath	3	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	22.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	22.8	%

CALC SUMMARY

Basic $ / SQ:	167.00
Size Adj.:	0.99183798
Const Adj.:	0.98960400
Adj $ / SQ:	163.915
Other Features:	73118
Grade Factor:	1.20
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	801423
Depreciation:	182724
Depreciated Total:	618698

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	3	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

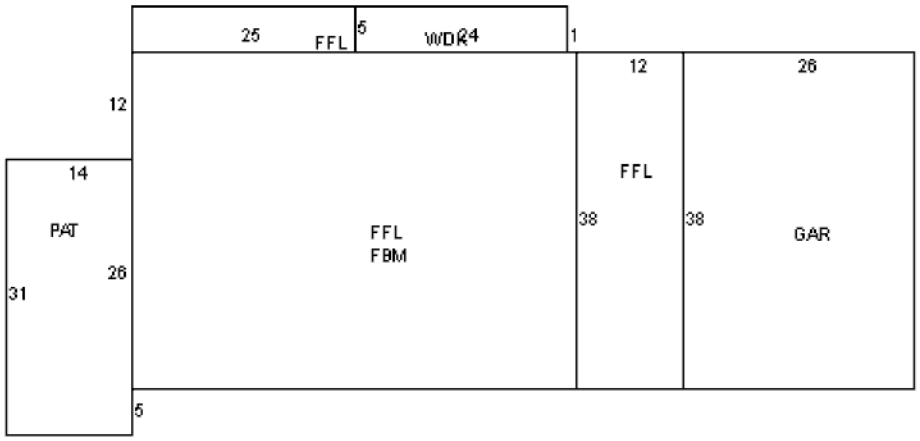
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	779587.5739

Juris. Factor:		Before Depr:	196.70
Special Features:	0	Val/Su Net:	104.46
Final Total:	618700	Val/Su SzAd	249.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,481	163.910	406,673
FBM	FIN BMT	1,900	73.760	140,147
GAR	GARAGE	988	38.520	38,058
PAT	PATIO	434	14.980	6,501
WDK	WOOD DECK	120	27.950	3,354

Net Sketched Area:	5,923			Total:	594,733
Size Ad	2481	Gross Area	5923	FinArea	2481

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 149 33 0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	