

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BROOKS JONATHAN
Owner 2:	
Owner 3:	
Street 1:	11 HUCKLEBERRY HILL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ELIOPOULOS TR - PHILIP
Owner 2:	-
Street 1:	9 NORTH ROAD
Twn/City:	CHELMSFORD
St/Prov:	MA Cntry
Postal:	01824

NARRATIVE DESCRIPTION

This parcel contains .95 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1958, having primarily CLAPBOARD Exterior and 3038 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 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		41382		SQUARE FE	PRIME SITE		0	11.98	1.65	R4									819,609						819,600	

Total AC/HA:	0.95000	Total SF/SM:	41382	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	819,609	SpI Credit	Total:	819,600
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.950	445,300	12,400	819,600	1,277,300
Total Card	0.950	445,300	12,400	819,600	1,277,300
Total Parcel	0.950	445,300	12,400	819,600	1,277,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		420.44	/Parcel: 420.44

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	408,800	11600	.95	795,700	1,216,100		Year End Roll	12/2/2024
2024	101	FV	404,000	11600	.95	779,900	1,195,500		Year end	11/9/2023
2023	101	FV	346,700	11600	.95	632,800	991,100	991,100	Year end	11/3/2022
2022	101	FV	368,000	11600	.95	585,600	965,200	965,200	Year End Roll	10/19/2021
2021	101	FV	344,100	11600	.95	547,300	903,000	903,000	Year End Roll	10/15/2020
2020	101	FV	338,000	11600	.95	567,800	917,400	917,400	Year End Roll	9/26/2019
2019	101	FV	334,900	11600	.95	552,800	899,300	899,300	Create Final va	6/4/2019
2018	101	FV	334,900	11600	.95	552,800	899,300	899,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ELIOPOULOS TR,P	01624-110		2/24/2025	PVT SALE	997,000	No	No		
LEE,SHIH YING	1574-152		6/22/2021		997,300	No	No		
SHIH YING LEE	874-155		5/19/1975	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/16/2025	MEAS/EXT INS	6	JN
9/5/2013	MEAS+INSPCTD	25	D ERSKINE
6/30/2007	MEAS/EXT INS	616	D MANZELLO
10/3/1998	MEAS+INSPCTD	602	
1/29/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	70 2 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:	

!1910!

PRINT

Date	Time
09/26/25	17:24:04

LAST REV

Date	Time
06/26/25	13:18:19

apro
1910

