

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	STANKARD TR EMILY ANN
Owner 2:	STANKARD TR SARAH LEE
Owner 3:	DOUBLE VISION REALTY TRUST
Street 1:	16 HUCKLEBERRY HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	STANKARD - STEPHANIE
Owner 2:	-
Street 1:	16 HUCKLEBERRY HL
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.4 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1973, having primarily WOOD Exterior and 3064 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 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		60983.2		SQUARE FE	PRIME SITE		0	13.03	1.22	R5									968,067						968,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
101	1.400	462,200	31,200	968,100	1,461,500	
Total Card		1.400	462,200	31,200	968,100	1,461,500
Total Parcel		1.400	462,200	31,200	968,100	1,461,500
Source:		Market Adj Cost		Total Value per SQ unit /Card: 476.99 /Parcel: 476.99		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	425,600	29200	1.4	939,800	1,394,600		Year End Roll	12/2/2024
2024	101	FV	420,800	29200	1.4	921,300	1,371,300		Year end	11/9/2023
2023	101	FV	364,100	29200	1.4	780,100	1,173,400	1,173,400	Year end	11/3/2022
2022	101	FV	308,300	41300	1.4	713,200	1,062,800	1,062,800	Year End Roll	10/19/2021
2021	101	FV	290,100	41300	1.4	742,900	1,074,300	1,074,300	Year End Roll	10/15/2020
2020	101	FV	285,400	41300	1.4	742,900	1,069,600	1,069,600	Year End Roll	9/26/2019
2019	101	FV	283,000	41300	1.4	740,000	1,064,300	1,064,300	Create Final va	6/4/2019
2018	101	FV	283,000	41300	1.4	740,000	1,064,300	1,064,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STANKARD,STEPHA	1598-143		1/24/2023	DIVORCE/ESTA	1,000,000	No	No		
SEIBEL FREDRICK	1218-26		2/3/2000	FAMILY	525,000	No	No		
CARTER EST JOHN	1120-179		12/22/1993		470,000	No	No		
RAYMOND MONTGOM	807-169		8/2/1971		28,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/22/2010	4528	POOL	2,000	C				construct above gr
8/20/2009	4246	RENOVATI	20,000	C	7/26/2010			construct roof to
2/24/1997	1135-97	ROOF		C	7/1/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
4/26/2018	MEAS/EXT INS	622	K Cuoco
7/26/2010	MEAS/EXT INS	25	D ERSKINE
6/30/2007	ENTRY DENIED	616	D MANZELLO
10/13/1998	MEAS+INSPCTD	602	
2/10/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	7050
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	17:24:34

LAST REV

Date	Time
01/31/23	11:16:36

blakeley 1913

