

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ZUNINO HENRY MICHAEL
Owner 2:	ZUNINO AKEMI CINDY
Owner 3:	
Street 1:	12 HUCKLEBERRY HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HILPERT TR - PATRICIA M
Owner 2:	-
Street 1:	12 HUCKLEBERRY HL
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.8 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1955, having primarily WOOD SHING Exterior and 2959 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 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		78388.28		SQUARE FE	PRIME SITE		0	13.03	1.01	R5									1,036,097						1,036,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.800	656,500	10,000	1,036,100	1,702,600
Total Card 1.800 656,500 10,000 1,036,100 1,702,600					
Total Parcel 1.800 656,500 10,000 1,036,100 1,702,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 575.40		/Parcel: 575.40	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	607,000	9400	1.8	1,005,900	1,622,300		Year End Roll	12/2/2024
2024	101	FV	600,600	9400	1.8	986,000	1,596,000		Year end	11/9/2023
2023	101	FV	524,000	9400	1.8	834,900	1,368,300	1,368,300	Year end	11/3/2022
2022	101	FV	457,300	9400	1.8	763,400	1,230,100	1,230,100	Year End Roll	10/19/2021
2021	101	FV	410,500	9400	1.8	795,200	1,215,100	1,215,100	Year End Roll	10/15/2020
2020	101	FV	404,300	9400	1.8	795,200	1,208,900	1,208,900	Year End Roll	9/26/2019
2019	101	FV	382,600	9400	1.8	792,000	1,184,000	1,184,000	Create Final va	6/4/2019
2018	101	FV	382,600	9400	1.8	792,000	1,184,000	1,184,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HILPERT TR,PATR	01620-41		10/18/2024		1,800,000	No	No		
HILPERT PATRICI	1328-56		10/24/2006	FAMILY	10	No	No		
MUELLER JANE K	1327-130		10/11/2006	FAMILY	10	No	No		death cert. Bk 1145 pg 77; death cert. Bk114
MUELLER, ROBERT	1145-77		8/29/1995	CONVENIENC	10	No	No		
EDA POLCARI ANG	836-133		6/22/1973		125,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/29/2011	4775	MANUAL	1,056	C				air sealing and in
5/12/2010	4451	ROOF		C				strip & re-roof dw
3/6/2002	2444	RENOVATI	30,000	C	5/10/2003			kitchen, skylight,
9/26/2001	2353	MANUAL	15,000	C	6/29/2002			deck, sliding door

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2018	MEAS/EXT INS	622	K Cuoco
10/19/2009	MEAS/EXT INS	25	D ERSKINE
5/10/2003	MEAS/EXT INS	615	
6/29/2002	MEAS+INSPCTD	613	
10/3/1998	MEAS+INSPCTD	602	
2/10/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	7060
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:	

