Map	Lot	Sublot	Building	Unit	CARD
149	20	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	1,403,900	/	1,403,900
USE VALUE:	1,403,900	/	1,403,900
ASSESSED:	1,403,900	/	1,403,900

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	MILLARD JR DONALD A
Owner 2:	MILLARD CATHERINE C
Owner 3:	
Street 1:	6 HUCKLEBERRY HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3509 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 2.3 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1952, having primarily CLAPBOARD Exterior and 3520 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.300	429,300		974,600	1,403,900
Total Card	2.300	429,300		974,600	1,403,900
Total Parcel	2.300	429,300		974,600	1,403,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 398.82 | /Parcel: 398.82

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	01/06/25

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 149 20 0

!1915!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	428,500	0	2.3	946,600	1,375,100		Year End Roll	12/2/2024
2024	101	FV	418,500	0	2.3	925,900	1,344,400		Year end	11/9/2023
2023	101	FV	385,900	0	2.3	753,900	1,139,800	1,139,800	Year end	11/3/2022
2022	101	FV	341,400	0	2.3	698,700	1,040,100	1,040,100	Year End Roll	10/19/2021
2021	101	FV	330,800	0	2.3	653,900	984,700	984,700	Year End Roll	10/15/2020
2020	101	FV	328,000	0	2.3	677,900	1,005,900	1,005,900	Year End Roll	9/26/2019
2019	101	FV	297,900	0	2.3	660,300	958,200	958,200	Create Final va	6/4/2019
2018	101	FV	297,900	0	2.3	660,300	958,200	958,200	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	17:24:51

LAST REV

Date	Time
02/21/25	20:30:34
apro	

PAT ACCT. 1915

USER DEFINED

Prior Id # 1:	70 7 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
MILLARD DONALD	1116-64		9/10/1993	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/24/2023	R-23-0261	ROOF	48,602	C				Replace 2200 s.f.
10/6/2009	4296	ROOF		C				strip & re-roof ho

ACTIVITY INFORMATION

Date	Result	By	Name
1/6/2025	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	
2/6/1996	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		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.463		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									16,205						16,200	

Total AC/HA:	2.29955	Total SF/SM:	100168	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	974,605	Spl Credit		Total:	974,600

EXTERIOR INFORMATION

Type:	19 - RANCH
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	2 - CONC BLOCK
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	2 - HIP
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

COMMENTS

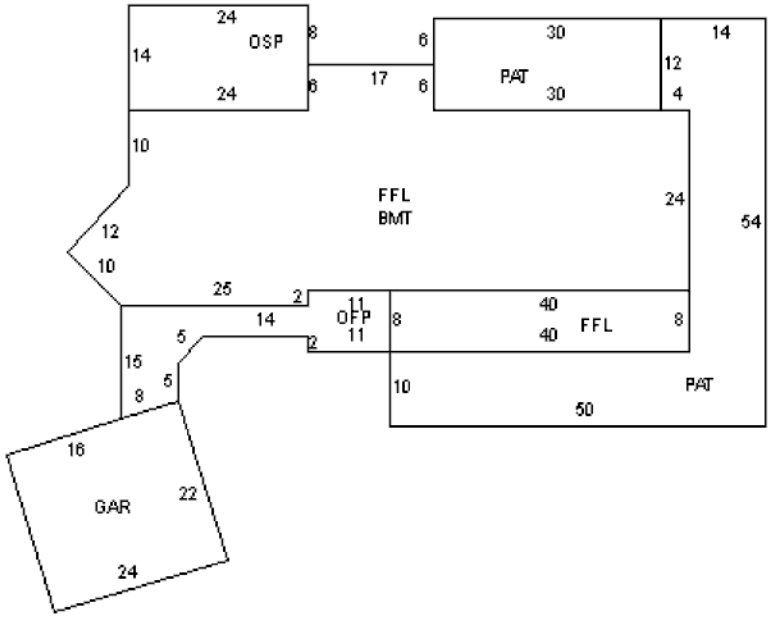
BSMT-2 BDRMS, FAMILY RM FULL BATH. INC 68-55 .04AC .

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: 9		BRs: 4				Baths: 3			HB 1		

SKETCH



GENERAL INFORMATION

Grade:	B- - GOOD (-)		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

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

REMODELING

Exterior:	
Interior:	
Additions:	1987
Kitchen:	
Baths:	1987
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - PLASTER		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	5 - LINO/VINYL		
Sec Floors:	4 - CARPET	50 %	
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

DEPRECIATION

Phys Cond:	FA - Fair-Avg	38. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		38.5 %

CALC SUMMARY

Basic $ / SQ:	144.00
Size Adj.:	1.00651991
Const Adj.:	0.98505002
Adj $ / SQ:	142.772
Other Features:	66732
Grade Factor:	1.20
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	698004
Depreciation:	268731
Depreciated Total:	429272

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 931611.9140
Juris. Factor:		Before Depr:	171.33
Special Features:	0	Val/Su Net:	64.69
Final Total:	429300	Val/Su SzAd	183.54

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,339	142.770	333,944
BMT	BASEMENT	1,817	70.490	128,094
PAT	PATIO	1,348	14.980	20,193
GAR	GARAGE	527	38.520	20,300
OSP	SCRN PORCH	336	24.070	8,089
OFP	OPEN PORCH	269	16.050	4,317

Net Sketched Area:	6,636			Total:	514,937
Size Ad	2339	Gross Area	6838	FinArea	3520

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	90	FLA	65	A	0

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

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

PARCEL ID

149 20 0

IMAGE

AssessPro Patriot Properties, Inc

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