

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SELDEN RICHARD F
Owner 2:	
Owner 3:	
Street 1:	21 HUCKLEBERRY HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	SELDEN ADALGISA G -
Owner 2:	ENSELCO NOMINEE TRUST -
Street 1:	21 HUCKLEBERRY HL
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 2.337 ACRES of land mainly classified as ONE FAM with a ECLECTIC Building built about 2000, having primarily CLAPBOARD Exterior and 8043 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 3 HalfBaths, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
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		80000		SQUARE FE	PRIME SITE		0	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		0.50083		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									17,529						17,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.337	2,421,500	16,100	1,059,900	3,497,500
Total Card 2.337 2,421,500 16,100 1,059,900 3,497,500					
Total Parcel 2.337 2,421,500 16,100 1,059,900 3,497,500					
Source: Market Adj Cost		Total Value per SQ unit /Card: 434.85		/Parcel: 434.85	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	2,083,600	15000	2.337	1,029,500	3,128,100		Year End Roll	12/2/2024
2024	101	FV	1,940,300	15000	2.337	1,007,000	2,962,300		Year end	11/9/2023
2023	101	FV	1,940,300	15000	2.337	855,000	2,810,300	2,810,300	Year end	11/3/2022
2022	101	FV	1,676,400	24700	2.337	783,000	2,484,100	2,484,100	Year End Roll	10/19/2021
2021	101	FV	1,706,400	24700	2.337	815,000	2,546,100	2,546,100	Year End Roll	10/15/2020
2020	101	FV	1,801,400	24700	2.337	815,000	2,641,100	2,641,100	Year End Roll	9/26/2019
2019	101	FV	1,833,500	24700	2.337	811,800	2,670,000	2,670,000	Create Final va	6/4/2019
2018	101	FV	1,833,500	24700	2.337	811,800	2,670,000	2,670,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SELDEN ADALGISA	1345-46		9/9/2010	FAMILY	100	No	No		
CAMBI ADALGISA	1345-46		10/1/2007	CONVENIENC	100	No	No		
CAMBI ADALGISA	1345-45		10/1/2007	CONVENIENC	100	No	No		
HARDY ERIK T,	1288-18		7/23/2004		2,560,000	No	No		
POTEET CRAIG W	1256-99		8/7/2002		2,300,000	No	No		
COUNTRYSIDE BUI	1224-131		7/24/2000	CHGD>ASSMT<S	2,225,000	No	No		
STRATFORD REALT	1213-136		11/5/1999	CHANGE IN US	585,000	Yes	No		
	7957-120		9/19/1952			No	No		

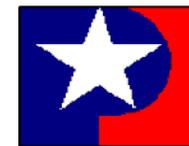
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/19/2006	3521	SHED	20,000	C				storage shed
6/21/2006	3465	POOL	39,800	C				Install inground g
6/19/2006	3463	POOL HOU	125,000	C	6/5/2007			Constr. pool house
12/20/2004	3109	RENOVATI	75,000	C	5/12/2005			bath to rm over ga
11/3/1999	1841	NEW HOME	484,000	C	7/6/2001			6/27/00 95%

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2013	MEAS/EXT INS	25	D ERSKINE
6/5/2007	PERMIT VISIT	100	
5/12/2005	MEAS+INSPCTD	615	
5/15/2004	M&L COMPLETE	615	
3/14/2003	ABATE-INSPEC	600	
7/6/2001	MEAS/EXT INS	613	
6/27/2000	MEAS+INSPCTD	609	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	71 7 10
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:	

!1928!

PRINT

Date	Time
09/26/25	17:26:38

LAST REV

Date	Time
03/12/15	15:27:11

blakeley
1928

