

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KO JESSICA CHING
Owner 2:	BECK AARON Q
Owner 3:	
Street 1:	25 HUCKLEBERRY HILL RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DOYLE - DANIEL K
Owner 2:	DOYLE - KATHRYN N
Street 1:	25 HUCKLEBERRY HILL RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 4.321 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1998, having primarily STONE Exterior and 7220 Square Feet, with 1 Unit, 5 Baths, 0 3/4 Bath, 2 HalfBaths, 15 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				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		2.484		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									86,940						86,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4.321	1,893,800	11,300	1,129,300	3,034,400
Total Card	4.321	1,893,800	11,300	1,129,300	3,034,400
Total Parcel	4.321	2,381,400	11,300	1,129,300	3,522,000
Source:	Market Adj Cost	Total Value per SQ unit /Card: 420.28		/Parcel: 230.38	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	2,277,200	10700	4.321	1,098,900	3,386,800		Year End Roll	12/2/2024
2024	101	FV	2,177,900	10700	4.321	1,066,500	3,255,100		Year end	11/9/2023
2023	101	FV	2,485,100	10700	4.321	914,500	3,410,300	3,410,300	Year end	11/3/2022
2022	101	FV	2,275,100	18300	4.321	842,500	3,135,900	3,135,900	Year End Roll	10/19/2021
2021	101	FV	3,578,100	18300	4.321	874,500	4,470,900	4,470,900	Year End Roll	10/15/2020
2020	101	FV	2,445,500	18300	4.321	874,500	3,338,300	3,338,300	Year End Roll	9/26/2019
2019	101	FV	2,479,600	18300	4.321	871,300	3,369,200	3,369,200	Create Final va	6/4/2019
2018	101	FV	2,479,600	18300	4.321	871,300	3,369,200	3,369,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOYLE,DANIEL K	80086-519		5/5/2022		3,150,000	No	No		
ROBINSON,TODD A	62182-235		7/3/2013		3,100,000	No	No		
DOYLE,DANIEL K	1437-89		7/3/2013	SUBSEQUENT S	3,100,000	No	No		recorded both ways
STRATFORD REALT	27650-480		9/5/1997		601,000	Yes	No		LC 1176-20
	7957-120		9/19/1952			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
11/24/2024	E-24-255			C				
12/6/2022	R-22-0292	SOLAR PA	83,708	C	3/1/2023			Install 81 roof mo
9/13/2022	R-22-0223	ROOF	55,014	C				Strip & re-roof dw
10/3/2003	2786	SHED	9,429	C	6/12/2004			
3/11/2003	2653	MANUAL	6,000	C	6/17/2003			relocate laundry a
4/24/2002	2483	ADDITION	300,000	C	5/12/2005			3 additions 6/1/ 7
4/14/1999	1679	MANUAL	375,000	C	6/4/2000			indoor tennis cour
5/20/1998	1312*	NEW HOME	625,000	C	6/4/2000			ADD TO ORIG #1312
11/24/1997	1312	NEW HOME	100,000	C	6/4/2000			FOUNDATION ONLY

ACTIVITY INFORMATION

Date	Result	By	Name
12/5/2024	ABATE-INSPEC	7	SB
3/25/2014	SALES INSP	618	G BOURGAULT
10/21/2011	MEAS/EXT INS	615	D ERSKINE
5/12/2005	MEAS/EXT INS	615	
6/12/2004	MEAS/EXT INS	615	
6/17/2003	MEAS/EXT INS	615	
6/4/2000	MEAS+INSPCTD	611	
7/1/1999	MEAS/EXT INS	600	
6/26/1998	MEAS+INSPCTD	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	7174
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	17:28:57

LAST REV

Date	Time
07/09/25	13:33:45

apros 1947

!1947!

Parcel ID 149 32 0

Entered Lot Size

Total Land: Land Unit Type:

Insp Date 12/05/24

