

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LEWIN EMANUEL G
Owner 2:	
Owner 3:	
Street 1:	35 HUCKLEBERRY HILL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	TOBIN - JAMES R
Owner 2:	TOBIN - JANET T
Street 1:	6 GAMBRILL LANE
Twn/City:	WESTON
St/Prov:	MA Cntry
Postal:	02493

NARRATIVE DESCRIPTION

This parcel contains 6.144 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 2018, having primarily WOOD Exterior and 5085 Square Feet, with 1 Unit, 5 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bd rms.

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		4.30767		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									150,768						150,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6.144	1,280,000		1,193,200	2,473,200
Total Card	6.144	1,280,000		1,193,200	2,473,200
Total Parcel	6.144	1,280,000		1,193,200	2,473,200
Source:	Market Adj Cost	Total Value per SQ unit /Card: 486.41		/Parcel: 486.41	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,175,700	0	6.144	1,162,800	2,338,500		Year End Roll	12/2/2024
2024	101	FV	1,162,300	0	6.144	1,121,200	2,283,500		Year end	11/9/2023
2023	101	FV	1,002,300	0	6.144	969,200	1,971,500	1,971,500	Year end	11/3/2022
2022	101	FV	873,000	0	6.144	897,200	1,770,200	1,770,200	Year End Roll	10/19/2021
2021	130	FV		0	6.144	929,200	929,200	929,200	Year End Roll	10/15/2020
2020	130	FV		0	6.144	929,200	929,200	929,200	Year End Roll	9/26/2019
2019	130	FV		0	6.144	926,000	926,000	926,000	Create Final va	6/4/2019
2018	130	FV		0	6.144	926,000	926,000	926,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TOBIN,JAMES R	69518-506		6/28/2017		800,000	No	No		
STRATFORD REALT	27520-251		7/29/1997		607,000	Yes	No		LC 1174-181
	7957-120		9/19/1952			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/19/2018	7009	SHEET MT	30,000	C				Sheet metal work f
6/6/2017	6762	NEW HOME	1,023,000	C	12/31/2018			Single family home

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA



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PRINT

Date	Time
09/26/25	17:29:21

LAST REV

Date	Time
01/31/24	15:03:23

blakeley

1949

PAT ACCT.

