

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	REALS JOAN E
Owner 2:	
Owner 3:	
Street 1:	17 HUCKLEBERRY HILL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	REALS JOAN E -
Owner 2:	-
Street 1:	17 HUCKLEBERRY HILL
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3508

NARRATIVE DESCRIPTION

This parcel contains 1.926 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1995, having primarily STUCCO Exterior and 3773 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 7 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		
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		0.08916		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									3,121						3,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.926	1,210,700		1,045,500	2,256,200
Total Card		1.926	1,210,700	1,045,500	2,256,200
Total Parcel		1.926	1,210,700	1,045,500	2,256,200
Source: Market Adj Cost		Total Value per SQ unit /Card: 597.99		/Parcel: 597.99	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,096,700	0	1.926	1,015,100	2,111,800		Year End Roll	12/2/2024
2024	101	FV	1,053,300	0	1.926	994,700	2,048,000		Year end	11/9/2023
2023	101	FV	908,400	0	1.926	842,700	1,751,100	1,751,100	Year end	11/3/2022
2022	101	FV	760,800	0	1.926	770,700	1,531,500	1,531,500	Year End Roll	10/19/2021
2021	101	FV	721,700	0	1.926	802,700	1,524,400	1,524,400	Year End Roll	10/15/2020
2020	101	FV	709,400	0	1.926	802,700	1,512,100	1,512,100	Year End Roll	9/26/2019
2019	101	FV	723,400	0	1.926	799,500	1,522,900	1,522,900	Create Final va	6/4/2019
2018	101	FV	723,400	0	1.926	799,500	1,522,900	1,522,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REALS JOAN E,	1243-79		10/4/2001	CONVENIENC	100	Yes	No		land swap 789SF to 71-7-9
STRATFORD REALT	1112-190		7/1/1993	OTHER	425,000	Yes	No		37K CONSTR/SELL.PAYS

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/19/2012	5242	ROOF		C				strip & re-roof dw
12/9/2009	4351	FENCE		C				install 106 linear
10/17/1994	598-94	NEW HOME	315,000	C	12/9/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
1/16/2025	MEAS/EXT INS	6	JN
9/5/2013	MEAS/EXT INS	25	D ERSKINE
6/30/2007	MEAS/EXT INS	616	D MANZELLO
1/29/1996	MEAS+INSPCTD	606	
8/29/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	7178
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 17:29:35
 LAST REV
 Date Time
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