

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CHOMUT ALEXANDRA L
Owner 2:	BROOK CHRISTOPHER E
Owner 3:	
Street 1:	40 HUCKLEBERRY HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3509 Type:

PREVIOUS OWNER

Owner 1:	CONWAY - SUSAN E
Owner 2:	-
Street 1:	40 HUCKLEBERRY HL
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3509

NARRATIVE DESCRIPTION

This parcel contains 1.3 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1956, having primarily CLAPBOARD Exterior and 7015 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 2 HalfBaths, 13 Rooms, and 6 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

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		56627.6		SQUARE FE	PRIME SITE		0	11.98	1.29	R4									874,402						874,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.300	1,560,100	900	874,400	2,435,400
Total Card		1.300	1,560,100	900	2,435,400
Total Parcel		1.300	1,560,100	900	2,435,400
Source: Market Adj Cost		Total Value per SQ unit /Card: 347.17		/Parcel: 347.17	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,463,000	800	1.3	848,900	2,312,700		Year End Roll	12/2/2024
2024	101	FV	1,412,900	800	1.3	832,100	2,245,800		Year end	11/9/2023
2023	101	FV	1,230,300	800	1.3	675,100	1,906,200	1,906,200	Year end	11/3/2022
2022	101	FV	1,071,100	700	1.3	624,800	1,696,600	1,696,600	Year End Roll	10/19/2021
2021	101	FV	1,240,000	700	1.3	583,900	1,824,600	1,824,600	Year End Roll	10/15/2020
2020	101	FV	1,157,300	700	1.3	605,800	1,763,800	1,763,800	Year End Roll	9/26/2019
2019	101	FV	1,150,200	700	1.3	589,700	1,740,600	1,740,600	Create Final va	6/4/2019
2018	101	FV	1,150,200	700	1.3	589,700	1,740,600	1,740,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONWAY,SUSAN E	74781-214		5/29/2020		1,800,000	No	No		
BOYER, MARKLEY	24964-83		11/1/1994		687,000	No	No		ALSO 88-15
JULIE M. BOYER	22092-551		6/3/1992	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/9/2020	R-20-0218	SOLAR PA	77,885	C				Install 47 roof to
3/19/2018	7006	ROOF	29,900	C				Strip & re-roof dw
6/9/2016	6464	WINDOWS	17,614	C				Replace 9 windows
4/23/2007	3664	RENO-ADD	300,000	C	5/29/2008			remo kit, repl win
11/1/2001	2387	RENOVATI	41,000	C	6/29/2002			master bath
11/22/1995	860-95	ROOF		C	6/17/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2017	MEAS/EXT INS	4	JG
5/29/2008	MEAS+INSPCTD	100	
6/15/2007	MEAS/EXT INS	100	
6/29/2002	MEAS+INSPCTD	613	
10/7/1998	MEAS+INSPCTD	602	
1/30/1996	MEAS+INSPCTD	606	
7/25/1995	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	88 14 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:	

