Map	Lot	Sublot	Building	Unit	CARD
166	13	0			1 of 1

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	21,700	/	21,700
USE VALUE:	21,700	/	21,700
ASSESSED:	21,700	/	21,700

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	LAGEMANN RAMANA
Owner 2:	LAGEMANN JESSICA
Owner 3:	
Street 1:	44 HUCKLEBERRY HILL ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	JUSTI - STEVEN A
Owner 2:	DRAGON REALTY TRUST -
Street 1:	PO BOX 460426
Twn/City:	FORT LAUDERDALE
St/Prov:	FL Cntry
Postal:	33346

NARRATIVE DESCRIPTION

This Parcel contains .62 ACRES of land mainly classified as UNDEV

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	0.620			21,700	21,700
Total Card	0.620			21,700	21,700
Total Parcel	0.620			21,700	21,700

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description: 3038

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 166 13 0

!2212!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	132	FV		0	.62	4,300	4,300		Year End Roll	12/2/2024
2024	132	FV		0	.62	3,700	3,700		Year end	11/9/2023
2023	132	FV		0	.62	3,700	3,700	3,700	Year end	11/3/2022
2022	132	FV		0	.62	3,700	3,700	3,700	Year End Roll	10/19/2021
2021	132	FV		0	.62	3,700	3,700	3,700	Year End Roll	10/15/2020
2020	132	FV		0	.62	3,700	3,700	3,700	Year End Roll	9/26/2019
2019	132	FV		0	.62	3,700	3,700	3,700	Create Final va	6/4/2019
2018	132	FV		0	.62	3,700	3,700	3,700	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	18:05:55

LAST REV

Date	Time
05/10/25	10:52:16

meadorse

USER DEFINED

Prior Id # 1:	88 16 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:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2212

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JUSTI,STEVEN A	70581-110		1/31/2018	MULTI-PARCEL	2,100,000	No	No		
JUSTI,STEVEN A	56831-313		5/9/2011	CONVENIENC	1	No	No		
ADLER IVY RUTH	53816-411		11/10/2009	MULTI-PARCEL	1,300,001	No	No		
ADLER RUTH,	33486-478		8/21/2001	CONVENIENC	1	No	No		
	8385-299		12/19/1954			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	UNDEV		0.62		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									21,700						21,700	Unbuildable

Total AC/HA:	0.62000	Total SF/SM:	27007	Parcel LUC:	132	UNDEV	Prime NB Desc	RES CAT 4	Total:	21,700	Spl Credit		Total:	21,700

EXTERIOR INFORMATION

Type:			
Sty Ht:			
(Liv) Units:		Total:	
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:			%
Roof Struct:			
Roof Cover:			
Color:			
View / Desir:			

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

PART OF LOT 61 .

SKETCH

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:		HB					

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:			%
Partition:			
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:		0.0	%
Functional:			%
Economic:			%
Special:		0.0	%
Override:			%
	Total:	0	%

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 0.00000

Juris. Factor:		Before Depr:	0.00
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:			Total:		
Size Ad		Gross Area		FinArea	

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 166 13 0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	