



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		HUNTLEY LN, LINCOLN

OWNERSHIP

Owner 1:	BRAMBRINK & ADAMS TR TOBIAS & JILL
Owner 2:	BRODNEY TR LAWRENCE
Owner 3:	ADELMARK OPEN SPACE NOMINEE TR
Street 1:	12 HUNTLEY LANE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773
Own Occ:	Y
Type:	

PREVIOUS OWNER

Owner 1:	NAIMAN TR - ALARIC
Owner 2:	BRODNEY TR - LAWRENCE
Street 1:	PO BOX 128
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-0128

NARRATIVE DESCRIPTION

This Parcel contains 1.753 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	UNDEV		1.7529		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									10,517						10,500	Cons Restr

Total AC/HA:	1.75290	Total SF/SM:	76356.32	Parcel LUC:	132 UNDEV	Prime NB Desc	RES CAT 4	Total:	10,517	Spl Credit	Total:	10,500
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2019

aprc

2019

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
132			1.753	10,500	10,500		
Total Card			1.753	10,500	10,500	Entered Lot Size	
Total Parcel			1.753	10,500	10,500	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	N/A	/Parcel:	N/A	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	132	FV		0	1.753	10,500	10,500	10,500	Year End Roll	9/28/2017
2017	132	FV		0	1.753	10,500	10,500	10,500	Year End Roll	9/29/2016
2016	132	FV		0	1.753	10,500	10,500	10,500	Year End Roll	1/14/2016
2015	132	FV		0	1.753	10,500	10,500	10,500	Year End	10/2/2014
2014	132	FV		0	1.753	10,500	10,500	10,500	Year End Roll	1/23/2014
2013	132	FV		0	1.753	10,500	10,500	10,500	Year End Roll	10/25/2012
2012	132	FV		0	1.753	10,500	10,500	10,500	Year End	1/26/2012
2011	132	FV		0	1.753	10,500	10,500	10,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NAIMAN TR,ALARI	69674-393		8/14/2017	MULTI-PARCEL	1440000	No	No			
NAIMAN ALARIC T	44833-368		3/18/2005	CONVENIENC	10	Yes	No			
KULKA J PETER,	39098-477		5/7/2003		732000	Yes	No			SOLD WITH 101-6
DUANE NEIL	22083-365		6/1/1992		0	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	101 1 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:	

PRINT

Date	Time
10/02/18	15:07:48

LAST REV

Date	Time
09/12/17	14:01:14

blakeley
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