

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BRAMBRINK TOBIAS O
Owner 2:	ADAMS JILL K
Owner 3:	
Street 1:	12 HUNTLEY LANE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-0128 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.125 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1952, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
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 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	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.2889		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									8,667						8,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	164,200	16,000	2.125	655,100	835,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 576.07						/Parcel: 368.22	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	322,000	16000	2.125	655,100	993,100	993,100	Year End Roll	9/28/2017
2017	101	FV	317,900	16000	2.125	648,700	982,600	982,600	Year End Roll	9/29/2016
2016	101	FV	315,100	16000	2.125	630,300	961,400	961,400	Year End Roll	1/14/2016
2015	101	FV	308,200	16000	2.125	583,900	908,100	908,100	Year End	10/2/2014
2014	101	FV	291,800	16000	2.125	544,700	852,500	852,500	Year End Roll	1/23/2014
2013	101	FV	286,300	16000	2.125	528,700	831,000	831,000	Year End Roll	10/25/2012
2012	101	FV	286,300	16000	2.125	580,700	883,000	883,000	Year End	1/26/2012
2011	101	FV	293,300	16000	2.125	590,100	899,400	899,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NAIMAN, ALARIC	69764-393		8/14/2017	MULTI-PARCEL	1440000	No	No			
NAIMAN ALARIC T	44833-360		3/18/2005	CONVENIENC	10	No	No			
KULKA J PETER,	39098-477		5/7/2003		732000	No	No			SOLD WITH 101-1. subdivision a
DUANE NEIL	22083-365		6/1/1992		337000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/31/2018	6968	RENOVATI	93,000	O				Remove bedroom to
9/20/2011	4860	WINDOWS	23,975	C				replace 9 windows
8/19/2009	4245	RENOVATI	3,339	C				replace 2 windows
7/8/2008	3991	MANUAL		C				install wood stove
7/8/2008	3990	MANUAL		C				install wood stove
2/13/2006	3357	MANUAL	5,000	C	6/13/2006			cover walkway betw
4/23/1999	1701	DEMOLITI		C	5/29/1999			inground pool

ACTIVITY INFORMATION

Date	Result	By	Name
12/14/2010	MEAS/EXT INS	25	D ERSKINE
6/13/2006	MEAS+INSPCTD	50	J NOONE
11/10/2001	M&L EXTERIOR	613	M COLE
5/29/1999	MEAS/EXT INS	602	D TUCKER
5/23/1996	MEAS+INSPCTD	606	J SMITH
4/18/1996	MEAS+INSPCTD	606	J SMITH
2/1/1986	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

