



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MARONI TR KEVIN J
Owner 2:	
Owner 3:	BRANFORD LN TRUST NO 1
Street 1:	2 HUCKLEBERRY HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3509 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 2.6 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1953, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 2 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 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	8.3	1.000	R4									664,000						664,000	
101	ONE FAM		0.763		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									22,890						22,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	746,800	5,800	2.600	686,900	1,439,500
Total Card	746,800	5,800	2.600	686,900	1,439,500
Total Parcel	746,800	5,800	2.600	686,900	1,439,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		293.02	/Parcel: 293.02

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
09/05/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	707,700	5800	2.6	669,300	1,382,800	1,382,800	Create Final value 2019	6/4/2019
2018	101	FV	707,700	5800	2.6	669,300	1,382,800	1,382,800	Year End Roll	9/28/2017
2017	101	FV	695,000	5800	2.6	662,900	1,363,700	1,363,700	Year End Roll	9/29/2016
2016	101	FV	675,100	5800	2.6	644,500	1,325,400	1,325,400	Year End Roll	1/14/2016
2015	101	FV	656,300	5800	2.6	598,100	1,260,200	1,260,200	Year End	10/2/2014
2014	101	FV	606,300	5800	2.6	558,900	1,171,000	1,171,000	Year End Roll	1/23/2014
2013	101	FV	593,800	5800	2.48	539,300	1,138,900	1,138,900	Year End Roll	10/25/2012
2012	101	FV	607,700	5800	2.48	699,300	1,312,800	1,312,800	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MARONI JAMAN M	1080-87		4/26/1991	FAMILY		0	No	No		

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/24/2014	5688	RENOVATI	23,000	C	5/20/2015			Turn an existing c
8/12/2005	3257	ROOF		C				
7/30/2002	2550	ROOF		C	7/1/2003			

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2015	PERMIT VISIT	619	DH
9/5/2013	MEAS/EXT INS	25	D ERSKINE
6/30/2007	MEAS/EXT INS	616	D MANZELLO
9/30/1998	MEAS+INSPCTD	602	
1/29/1996	MEAS+INSPCTD	606	
2/22/1995	MEAS/EXT INS	601	
12/16/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

