



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FRANKEL DONALD G
Owner 2:	FRANKEL PAULINE W
Owner 3:	
Street 1:	7 HUCKLEBERRY HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	FRANKEL DONALD G -
Owner 2:	-
Street 1:	7 HUCKLEBERRY HL
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains .95 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1959, Having Primarily WOOD Exterior and MEMBRANE Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		41382		SQUARE FE	PRIME SITE		0	8.3	1.653	R4									567,841						567,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	196,400	1,000	0.950	567,800	765,200
Total Card	196,400	1,000	0.950	567,800	765,200
Total Parcel	196,400	1,000	0.950	567,800	765,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		534.36	/Parcel: 534.36

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	08/30/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	193,200	1000	.95	552,800	747,000	747,000	Create Final value 2019	6/4/2019
2018	101	FV	299,000	1000	.95	552,800	852,800	852,800	Year End Roll	9/28/2017
2017	101	FV	293,500	1000	.95	547,300	841,800	841,800	Year End Roll	9/29/2016
2016	101	FV	290,700	1000	.95	531,600	823,300	823,300	Year End Roll	1/14/2016
2015	101	FV	282,300	1000	.95	491,900	775,200	775,200	Year End	10/2/2014
2014	101	FV	260,100	1000	.95	458,400	719,500	719,500	Year End Roll	1/23/2014
2013	101	FV	254,500	1000	.95	444,700	700,200	700,200	Year End Roll	10/25/2012
2012	101	FV	275,000	1000	.95	461,800	737,800	737,800	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FRANKEL DONALD	1400-17		5/25/2011	FAMILY		1	No	No		
ANGELL LINDA,	1179-96		10/31/1997		555000	No	No			
ANGELL CAROLYN	1172-126		6/11/1997	FAMILY		0	No	No		1/2 INT 1138-107
ANGELL, CRAIG/C	1138-107		3/8/1995	CONVENIENC		0	No	No		
	567-3		12/19/1955		6000	No	No			

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
5/11/2008	3939	RENOVATI	4,000	C	9/24/2008			new kit cabinets c

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2018	MEAS/EXT INS	621	N Cramer
4/29/2009	PERMIT VISIT	25	D ERSKINE
6/30/2007	MEAS/EXT INS	616	D MANZELLO
9/30/1998	MEAS+INSPCTD	602	
1/29/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

