



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KAO PETER SIAO SUNG
Owner 2:	KAO MEI LIN
Owner 3:	
Street 1:	24 HUCKLEBERRY HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3509 Type:

PREVIOUS OWNER

Owner 1:	KAO PETER SIAO SUNG TRS -
Owner 2:	KAO MEI KIN TRS -
Street 1:	24 HUCKLEBERRY HILL
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3509

NARRATIVE DESCRIPTION

This Parcel contains 1.4 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1980, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 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		60984		SQUARE FE	PRIME SITE		0	8.3	1.218	R4									616,650						616,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct		
101	430,200		1.400	616,700	1,046,900		0		
							GIS Ref		
							GIS Ref		
Total Card					430,200	1.400	616,700	1,046,900	Entered Lot Size
Total Parcel					430,200	1.400	616,700	1,046,900	Total Land:
Source: Market Adj Cost			Total Value per SQ unit /Card:		313.03	/Parcel:	313.03	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	398,400	0	1.4	600,300	998,700	998,700	Create Final value 2019	6/4/2019
2018	101	FV	398,400	0	1.4	600,300	998,700	998,700	Year End Roll	9/28/2017
2017	101	FV	398,400	0	1.4	594,400	992,800	992,800	Year End Roll	9/29/2016
2016	101	FV	394,300	0	1.4	577,300	971,600	971,600	Year End Roll	1/14/2016
2015	101	FV	378,100	0	1.4	534,200	912,300	912,300	Year End	10/2/2014
2014	101	FV	374,100	0	1.4	497,800	871,900	871,900	Year End Roll	1/23/2014
2013	101	FV	366,000	0	1.4	482,900	848,900	848,900	Year End Roll	10/25/2012
2012	101	FV	394,200	0	1.4	501,500	895,700	895,700	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KAO PETER SIAO	1247-37		1/15/2002	CONVENIENC	99	No	No			
KAO, PETER SIAO	1167-184		2/12/1997	CONVENIENC	1	No	No			
KAO, PETER SIAO	1167-183		2/12/1997	CONVENIENC	1	No	No			
KAO, PETER SIAO	1167-91		1/30/1997	CONVENIENC	1	No	No			
KAO, PETER SIAO	1167-90		1/30/1997	CONVENIENC	1	No	No			
KAO, PETER SIAO	1126-15		5/4/1994	FAMILY	0	No	No			
KAO, PETER SIAO	920-89		5/25/1979	FAMILY	0	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2018	MEAS/EXT INS	622	K Cuoco
9/16/2009	MEAS/EXT INS	25	D ERSKINE
11/15/2002	M&L EXTERIOR	615	
10/7/1998	MEAS+INSPCTD	602	
5/9/1996	MEAS+INSPCTD	606	
2/6/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA

