



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	HALES TR CHARLES A
Owner 2:	HALES TR MARY ANN
Owner 3:	CHARLES A HALES 2012 REVOC TR
Street 1:	32 HUCKLEBERRY HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3509 Type:

**PREVIOUS OWNER**

Owner 1:	HALES CHARLES A -
Owner 2:	HALES MARY ANN -
Street 1:	32 HUCKLEBERRY HL
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3509

**NARRATIVE DESCRIPTION**

This Parcel contains 1.12 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1954, Having Primarily WOOD Exterior and MEMBRANE Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		48787		SQUARE FE	PRIME SITE		0	8.3	1.448	R4									586,280						586,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	331,300	13,800	1.120	586,300	931,400
Total Card		331,300	13,800	1.120	586,300
Total Parcel		331,300	13,800	1.120	586,300
Source: Market Adj Cost		Total Value per SQ unit /Card:		303.49	/Parcel: 303.49

Legal Description	User Acct
Entered Lot Size	
Total Land:	
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	321,300	13800	1.12	570,700	905,800	905,800	Create Final value 2019	6/4/2019
2018	101	FV	321,300	13800	1.12	570,700	905,800	905,800	Year End Roll	9/28/2017
2017	101	FV	315,500	13800	1.12	565,100	894,400	894,400	Year End Roll	9/29/2016
2016	101	FV	308,000	13800	1.12	548,800	870,600	870,600	Year End Roll	1/14/2016
2015	101	FV	299,400	13800	1.12	507,900	821,100	821,100	Year End	10/2/2014
2014	101	FV	276,500	13800	1.12	473,300	763,600	763,600	Year End Roll	1/23/2014
2013	101	FV	270,800	13800	1.12	459,100	743,700	743,700	Year End Roll	10/25/2012
2012	101	FV	270,800	13800	1.12	476,800	761,400	761,400	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HALES CHARLES A	58665-551		3/13/2012	FAMILY		1	No	No		
CHARLES LAVERTY	13008-649		7/1/1976		115000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/23/2009	4278	ROOF		C				strip & re-roof ru
3/5/2002	2443	MANUAL	10,000	C	6/29/2002			replace windows &

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/21/2018	INFO AT DOOR	622	K Cuoco
9/16/2009	MEAS+INSPCTD	25	D ERSKINE
11/9/2002	M&L EXTERIOR	615	
6/29/2002	MEAS+INSPCTD	613	
10/13/1998	MEAS+INSPCTD	602	
2/6/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA

### EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY		
Sty Ht:	2 - 2		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	26 - WOOD		
Sec Wall:			
Roof Struct:	4 - FLAT		
Roof Cover:	11 - MEMBRANE		
Color:			
View / Desir:			

### GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

### INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:			
Partition:	T - TYPICAL		
Prim Floors:	4 - CARPET		
Sec Floors:			
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

### SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	GARAGE	D	Y	1	26x24	A	AV	1954	36.00	T	60	101			9,000			9,000
2	SHED/FR	D	Y	1	72	A	FR	1980	15.00	T	65	101			400			400
11	POOL I-V	D	Y	1	20x32	A	FR	1980	18.00	T	65	101			4,000			4,000
2	SHED/FR	D	Y	1	6x12	A	AV	1980	15.00	T	60	101			400			400

More: N      Total Yard Items: 13,800      Total Special Features:      Total: 13,800

### BATH FEATURES

Full Bath:	3	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	AVERAGE

### OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

### CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

### DEPRECIATION

Phys Cond:	GD - Good	23%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		23%

### CALC SUMMARY

Basic \$ / SQ:	92.00
Size Adj.:	0.94550341
Const Adj.:	0.94999999
Adj \$ / SQ:	82.637
Other Features:	52574
Grade Factor:	1.40
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	430300
Depreciation:	98969
Depreciated Total:	331331

### COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
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### COMMENTS

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### RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals												

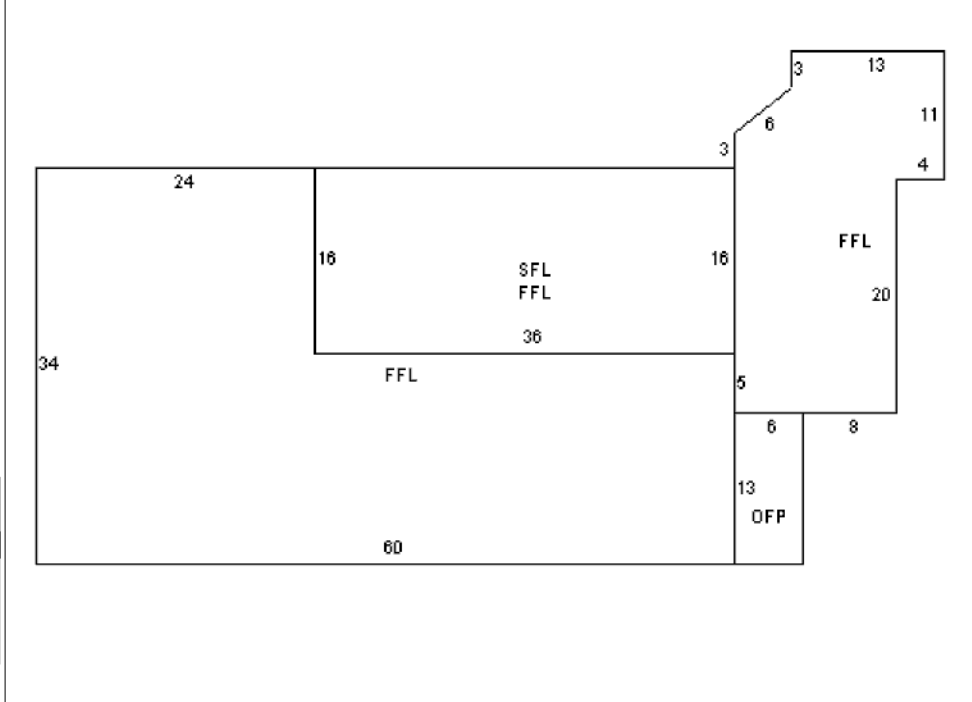
### REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

### RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

### SKETCH



### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,493	82.640	206,014	
SFL	2ND FLOOR	576	82.640	47,599	
OFF	OPEN PORCH	78	15.000	1,170	
Net Sketched Area:		3,147	Total:	254,783	
Size Ad	3069	Gross Area	3147	FinArea	3069

### SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
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### IMAGE

