



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CARLSON KARIN J
Owner 2:	
Owner 3:	
Street 1:	31 HUCKLEBERRY HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3508 Type:

PREVIOUS OWNER

Owner 1:	CARLSON KARIN J -
Owner 2:	PETRAGLIA MICHAEL V -
Street 1:	31 HUCKLEBERRY HL
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3508

NARRATIVE DESCRIPTION

This Parcel contains 1.134 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1959, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 12 Rooms, and 6 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		49379		SQUARE FE	PRIME SITE		0	8.3	1.434	R4									587,754						587,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	393,300		1.134	587,800	981,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 281.22						/Parcel: 281.22	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	350,300	0	1.134	572,200	922,500	922,500	Create Final value 2019	6/4/2019
2018	101	FV	350,300	0	1.134	572,200	922,500	922,500	Year End Roll	9/28/2017
2017	101	FV	346,800	0	1.134	566,500	913,300	913,300	Year End Roll	9/29/2016
2016	101	FV	338,400	0	1.134	550,200	888,600	888,600	Year End Roll	1/14/2016
2015	101	FV	331,500	0	1.134	509,200	840,700	840,700	Year End	10/2/2014
2014	101	FV	317,900	0	1.134	474,500	792,400	792,400	Year End Roll	1/23/2014
2013	101	FV	311,100	0	1.134	460,300	771,400	771,400	Year End Roll	10/25/2012
2012	101	FV	346,700	0	1.134	478,000	824,700	824,700	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CARLSON KARIN J	47869-134		7/26/2006	DIVORCE/ESTA	100	No	No			
STECHEER, BARBAR	43125-46		6/24/2004		1000000	No	No			
STECHEER ROBERT	43125-43		6/24/2004	CONVENIENC	1	No	No			
STECHEER, ROBERT	24982-285		11/9/1994	CONVENIENC	0	No	No			
JACQUES A. HILL	13057-535		9/15/1976		97000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/26/2012	5206	WOOD STO		C				install wood burni
8/23/2004	3009	RENOVATI	20,000	C	5/12/2005			kitchen

ACTIVITY INFORMATION

Date	Result	By	Name
10/24/2011	MEAS/EXT INS	25	D ERSKINE
5/12/2005	MEAS+INSPCTD	615	
4/13/2005	MEAS/EXT INS	600	
10/7/1998	MEAS+INSPCTD	602	
1/29/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

