

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LAGEMANN RAMANA
Owner 2:	LAGEMANN JESSICA
Owner 3:	
Street 1:	44 HUCKLEBERRY HILL ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LAGEMANN - RAMANA
Owner 2:	-
Street 1:	44 HUCKLEBERRY HILL ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2.23 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1956, Having Primarily WOOD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 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	10.	1.000	R5									800,000						800,000	
101	ONE FAM		0.393		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									11,790						11,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	316,300	500	2.230	811,800	1,128,600	3039	0				
							GIS Ref				
							GIS Ref				
Total Card					316,300	500	2.230	811,800	1,128,600	Entered Lot Size	
Total Parcel					316,300	500	2.230	811,800	1,128,600	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			329.33	/Parcel:	329.33	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	311,100	500	2.23	808,600	1,120,200	1,120,200	Create Final value 2019	6/4/2019
2018	101	FV	311,100	500	2.23	808,600	1,120,200	1,120,200	Year End Roll	9/28/2017
2017	101	FV	305,800	500	2.23	808,600	1,114,900	1,114,900	Year End Roll	9/29/2016
2016	101	FV	303,200	500	2.23	756,600	1,060,300	1,060,300	Year End Roll	1/14/2016
2015	101	FV	295,200	500	2.23	701,400	997,100	997,100	Year End	10/2/2014
2014	101	FV	290,900	500	2.23	691,800	983,200	983,200	Year End Roll	1/23/2014
2013	101	FV	285,200	500	2.23	671,800	957,500	957,500	Year End Roll	10/25/2012
2012	101	FV	285,200	500	2.23	691,800	977,500	977,500	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LAGEMANN, RAMANA	70590-404		2/2/2018	CONVENIENC		1	No	No		
DRAGON HOLDINGS	70581-110		1/31/2018	MULTI-PARCEL	2100000	No	No			
JUSTI TR, STEVEN	56831-313		5/9/2011	CONVENIENC		1	No	No		
ADLER IVY RUTH	53816-411		11/10/2009	MULTI-PARCEL	1300001	No	No			
ADLER RUTH,	33486-476		8/21/2001	CONVENIENC		1	No	No		
HAROLD ADLER	11303-106		3/19/1967	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/5/2019	R-19-0024			C				Change of contract
10/9/2018	7224	RENO-ADD	1,141,633	C				Install addition o
7/19/2018	7136	DEMOLITI	38,290	C				Demo garage walls
4/28/1995	697-95	ROOF		C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2013	MEAS/EXT INS	25	D ERSKINE
6/30/2007	MEAS/EXT INS	616	D MANZELLO
10/7/1998	MEAS+INSPCTD	602	
1/30/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	88 17 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
09/30/19	21:14:37

LAST REV

Date	Time
06/27/19	15:27:15

apro 2213

