

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		HUNTLEY LN, LINCOLN

OWNERSHIP

Owner 1:	BRODNEY TR LAWRENCE G
Owner 2:	BRODNEY TR MYRA Z
Owner 3:	BRODNEY LIVING TRUST
Street 1:	10 HUNTLEY LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BRODNEY LAWRENCE -
Owner 2:	BRODNEY MYRA Z -
Street 1:	12 OAK MEADOW
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.12 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 2005, having primarily CLAPBOARD Exterior and 4315 Square Feet, with 0 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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		48772		SQUARE FE	PRIME SITE		0	11.98	1.45	R4									846,167						846,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.120	1,059,400		846,200	1,905,600
Total Card		1.120	1,059,400	846,200	1,905,600
Total Parcel		1.120	1,059,400	846,200	1,905,600
Source: Market Adj Cost		Total Value per SQ unit /Card: 441.64		/Parcel: 441.64	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	974,600	0	1.12	821,400	1,796,000		Year End Roll	12/2/2024
2024	101	FV	963,700	0	1.12	805,200	1,768,900		Year end	11/9/2023
2023	101	FV	833,700	0	1.12	653,300	1,487,000	1,487,000	Year end	11/3/2022
2022	101	FV	740,200	0	1.12	604,600	1,344,800	1,344,800	Year End Roll	10/19/2021
2021	101	FV	621,200	0	1.12	565,100	1,186,300	1,186,300	Year End Roll	10/15/2020
2020	101	FV	610,900	0	1.12	586,200	1,197,100	1,197,100	Year End Roll	9/26/2019
2019	101	FV	579,300	0	1.12	570,700	1,150,000	1,150,000	Create Final va	6/4/2019
2018	101	FV	579,300	0	1.12	570,700	1,150,000	1,150,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRODNEY LAWRENC	45390-154		6/15/2005	CONVENIENC		1	No	No	
NAIMAN ALARIC,	44833-363		3/18/2005	CHANGE IN US	700,000	No	No		
RAY KENNETH J	23427-276		7/15/1993		242,500	No	No		\$2000 FURN/TOOLS/SUP

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/26/2015	6035	FINISH B	40,057	C				Finish part of bas
12/11/2014	5973	MANUAL	100	C				Install a handrail
6/10/2008	3964	TEMPORAR		C				two 12x18 sign on
10/17/2006	3545	ROOF		C				strip & re-roof
6/28/2005	3217	NEW HOME	600,000	C				
7/3/2003	2727	SIGN		C				
5/2/2000	1946	DEMOLITI		C	6/12/2008			6/28/00 0% 4/13/0
3/7/1997	1143-97	ROOF		C	5/27/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
7/8/2021	QUESTIONNAIR	624	W Coelho
12/12/2018	MEAS/EXT INS	622	K Cuoco
12/14/2010	MEAS/EXT INS	25	D ERSKINE
6/23/2006	MEAS+INSPCTD	615	
4/13/2002	MEAS/EXT INS	613	
6/28/2000	MEAS/EXT INS	611	
5/27/1997	MEAS/EXT INS	602	
5/30/1996	MEAS+INSPCTD	606	
4/18/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	101 5 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:	
CivilDistrict:	
Ratio:	

PRINT
 Date Time
 09/26/25 14:07:32
LAST REV
 Date Time
 07/08/21 09:28:47
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Parcel ID 174 21 0

