

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BRAMBRINK TOBIAS O
Owner 2:	ADAMS JILL K
Owner 3:	
Street 1:	12 HUNTLEY LANE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-0128

PREVIOUS OWNER

Owner 1:	NAIMAN - ALARIC
Owner 2:	-
Street 1:	PO BOX 128
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-0128

NARRATIVE DESCRIPTION

This parcel contains 2.125 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1952, having primarily WOOD SHING Exterior and 1450 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 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		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.2889		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									10,112						10,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.125	179,700	11,700	968,500	1,159,900
Total Card	2.125	179,700	11,700	968,500	1,159,900
Total Parcel	2.125	706,900	11,700	968,500	1,687,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		799.93	/Parcel: 331.09

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	665,100	11000	2.125	940,500	1,616,600		Year End Roll	12/2/2024
2024	101	FV	648,300	11000	2.125	920,700	1,580,000		Year end	11/9/2023
2023	101	FV	605,600	11000	2.125	748,700	1,365,300	1,365,300	Year end	11/3/2022
2022	101	FV	730,300	16000	2.125	693,500	1,439,800	1,439,800	Year End Roll	10/19/2021
2021	101	FV	680,000	16000	2.125	648,700	1,344,700	1,344,700	Year End Roll	10/15/2020
2020	101	FV	366,600	16000	2.125	672,700	1,055,300	1,055,300	Year End Roll	9/26/2019
2019	101	FV	322,000	16000	2.125	655,100	993,100	993,100	Create Final va	6/4/2019
2018	101	FV	322,000	16000	2.125	655,100	993,100	993,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NAIMAN,ALARIC	69764-393		8/14/2017	MULTI-PARCEL	1,440,000	No	No		
NAIMAN ALARIC T	44833-360		3/18/2005	CONVENIENC	10	No	No		
KULKA J PETER,	39098-477		5/7/2003		732,000	No	No		SOLD WITH 101-1. subdivision a
DUANE NEIL	22083-365		6/1/1992		337,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/30/2019	R-19-0102	RENO-ADD	96,140	C	10/27/2020			Renovations to gar
1/31/2018	6968	RENOVATI	93,000	C				Remove bedroom to
9/20/2011	4860	WINDOWS	23,975	C				replace 9 windows
8/19/2009	4245	RENOVATI	3,339	C				replace 2 windows
7/8/2008	3991	MANUAL		C				install wood stove
7/8/2008	3990	MANUAL		C				install wood stove
2/13/2006	3357	MANUAL	5,000	C	6/13/2006			cover walkway betw
4/23/1999	1701	DEMOLITI		C	5/29/1999			inground pool

ACTIVITY INFORMATION

Date	Result	By	Name
1/4/2022	FIELDREV CHG	625	J Frank
9/8/2020	CnfmdbldgDpt	624	W Coelho
12/14/2018	PERMIT VISIT	622	K Cuoco
12/12/2018	PERMIT VISIT	622	K Cuoco
12/14/2010	MEAS/EXT INS	25	D ERSKINE
6/13/2006	MEAS+INSPCTD	50	
11/10/2001	M&L EXTERIOR	613	
5/29/1999	MEAS/EXT INS	602	
5/23/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1:	101 6 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:	

