

174

23

0

2 of 3

RESIDENTIAL

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRAISED:

Total Card / Total Parcel

290,800 / 1,687,100

USE VALUE:

290,800 / 1,687,100

ASSESSED:

290,800 / 1,687,100

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:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 2.125 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1953, having primarily WOOD SHING Exterior and 2058 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 1 Bdrm.

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		0		SQUARE FE	PRIME SITE		0	0.	0.00	R4																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:		SpI Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

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2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.000	290,800			290,800
Total Card	0.000	290,800			290,800
Total Parcel	2.125	706,900	11,700	968,500	1,687,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		141.33	/Parcel: 331.09

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/4/2022	FIELDREV CHG	625	J Frank
12/14/2018	PERMIT VISIT	622	K Cuoco
12/14/2010	MEAS/EXT INS	25	D ERSKINE
6/13/2006	MEAS/EXT INS	50	

Sign: VERIFICATION OF VISIT NOT DATA

Total:		SpI Credit		Total:	
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2026



Patriot
Properties Inc.

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:	

PRINT

Date	Time
09/26/25	14:07:46

LAST REV

Date	Time
01/04/22	15:48:09

apro	
79	

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