174	23	0			3 of 3	RESIDENTIAL
Map	Lot	Sublot	Building	Unit	CARD	

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	236,400	/	1,687,100
USE VALUE:	236,400	/	1,687,100
ASSESSED:	236,400	/	1,687,100

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

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 Own Occ: Y
Postal:	01773-0128 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 2.125 ACRES of land mainly classified as ONE FAM with a STUDIO Building built about 2020, having primarily WOOD SHING Exterior and 1588 Square Feet, with 0 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.000	236,400			236,400
Total Card	0.000	236,400			236,400
Total Parcel	2.125	706,900	11,700	968,500	1,687,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 148.87 | /Parcel: 331.09

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 174 23 0

!79!

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

PRINT

Date	Time
09/26/25	14:07:50

LAST REV

Date	Time
02/01/22	09:14:35
apro	
79	

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:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

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

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

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 Influ	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:	Spl Credit	Total:

EXTERIOR INFORMATION

Type:	17 - STUDIO		
Sty Ht:			
(Liv) Units:		Total:	2
Foundation:	6 - SLAB		
Frame:	1 - WOOD		
Prime Wall:	1 - WOOD SHING		
Sec Wall:	16 - STONE VE	10	%
Roof Struct:	9 - STANDARD		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

BATH FEATURES

Full Bath	1	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:		Rating:	

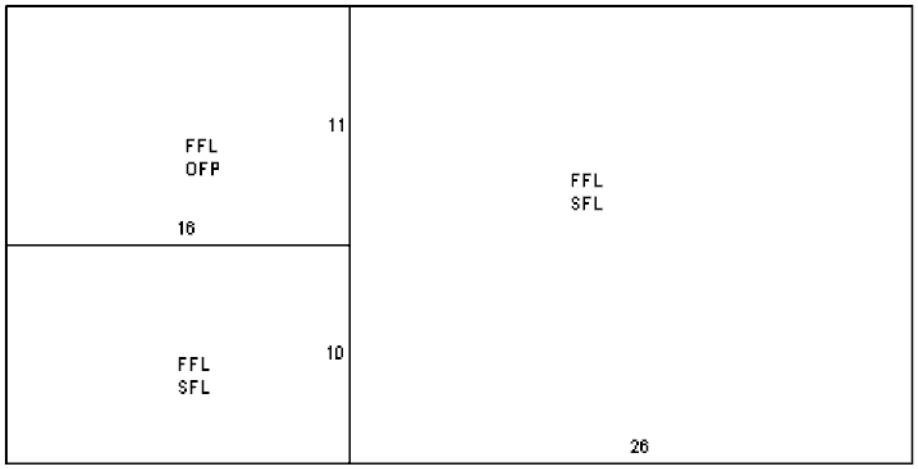
OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

two residences and 2 story garage converted into studio-style finshed outbuilding (2020). single story ranch is 12A..

SKETCH



RESIDENTIAL GRID

1st Res Grid	Desc:									# Units	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:	1	HB	1				

GENERAL INFORMATION

Grade:	B+ - GOOD (+)		
Year Blt:	2020	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

INTERIOR INFORMATION

Avg Ht/FL:		
Prim Int Wal		
Sec Int Wall:		%
Partition:		
Prim Floors:		
Sec Floors:		%
Bsmnt Flr:		
Subfloor:		
Bsmnt Gar:		
Electric:		
Insulation:		
Int vs Ext:		
Heat Fuel:	10 - PROPANE	
Heat Type:	1 - FORCED H/A	
# Heat Sys:		
% Heated:	100	% AC: 100
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled

DEPRECIATION

Phys Cond:	1.0	%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	1	%

CALC SUMMARY

Basic $ / SQ:	66.00
Size Adj.:	1.12783372
Const Adj.:	0.97581995
Adj $ / SQ:	72.637
Other Features:	31056
Grade Factor:	1.60
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	238765
Depreciation:	2388
Depreciated Total:	236378

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	116.22
Special Features:	0	Val/Su Net:	134.01
Final Total:	236400	Val/Su SzAd	148.87

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	882	72.640	64,066
SFL	2ND FLOOR	706	72.640	51,282
OFP	OPEN PORCH	176	16.050	2,825

Net Sketched Area:	1,764			Total:	118,173
Size Ad	1588	Gross Area	1764	FinArea	1588

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174 23 0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	