

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		DEER RUN RD, LINCOLN

OWNERSHIP

Owner 1:	FRAIMAN RICHARD B
Owner 2:	FRAIMAN LENIE S
Owner 3:	
Street 1:	16 DEER RUN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2507 Type:

PREVIOUS OWNER

Owner 1:	TRIPPE CHARLES W -
Owner 2:	TRIPPE BLAIR L -
Street 1:	16 DEER RUN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2507

NARRATIVE DESCRIPTION

This parcel contains 2.84 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1965, having primarily VINYL Exterior and 4014 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 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		1.003		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									35,105						35,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.840	724,600	20,000	993,500	1,738,100
Total Card 2.840 724,600 20,000 993,500 1,738,100					
Total Parcel 2.840 724,600 20,000 993,500 1,738,100					
Source: Market Adj Cost		Total Value per SQ unit /Card: 433.01		/Parcel: 433.01	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	684,200	17500	2.84	965,500	1,667,200		Year End Roll	12/2/2024
2024	101	FV	674,700	17500	2.84	942,100	1,634,300		Year end	11/9/2023
2023	101	FV	669,900	17500	2.84	770,100	1,457,500	1,457,500	Year end	11/3/2022
2022	101	FV	598,400	20300	2.84	714,900	1,333,600	1,333,600	Year End Roll	10/19/2021
2021	101	FV	560,400	20300	2.84	670,100	1,250,800	1,250,800	Year End Roll	10/15/2020
2020	101	FV	555,600	20300	2.84	694,100	1,270,000	1,270,000	Year End Roll	9/26/2019
2019	101	FV	504,000	20300	2.84	676,500	1,200,800	1,200,800	Create Final va	6/4/2019
2018	101	FV	504,000	20300	2.84	676,500	1,200,800	1,200,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TRIPPE CHARLES	1383-147		5/12/2010	CHD>SALE	880,000	No	No		
GREEN, CATHERIN	1127-179		6/10/1994		585,000	No	No		
	715-68		3/1/1965		12,950	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/18/2010	4464	RENOVATI	33,000	C	6/30/2011			kitch, masterbath

ACTIVITY INFORMATION

Date	Result	By	Name
12/12/2024	MEAS/EXT INS	6	JN
6/30/2011	M&L EXTERIOR	25	D ERSKINE
7/20/2010	PERMIT VISIT	25	D ERSKINE
8/1/2008	MEAS/EXT INS	25	D ERSKINE
9/7/2001	M&L EXTERIOR	615	
3/15/1996	MEAS+INSPCTD	606	
7/17/1995	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	26 8 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:	

