

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRaised: 1,661,700 / 1,661,700
 USE VALUE: 1,661,700 / 1,661,700
 ASSESSED: 1,661,700 / 1,661,700



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WESTWOOD MITCHELL T
Owner 2:	DAVE SHREYA H
Owner 3:	
Street 1:	12 DEER RUN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2507 Type:

PREVIOUS OWNER

Owner 1:	NOPAKUN - SUVITYA
Owner 2:	NOPAKUN - APILAJ
Street 1:	12 DEER RUN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2507

NARRATIVE DESCRIPTION

This parcel contains 1.96 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1966, having primarily WOOD SHING Exterior and 3395 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdms.

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		0.123		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									4,305						4,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.960	699,000		962,700	1,661,700
Total Card		1.960	699,000	962,700	1,661,700
Total Parcel		1.960	699,000	962,700	1,661,700
Source: Market Adj Cost		Total Value per SQ unit /Card: 489.46		/Parcel: 489.46	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	655,700	0	1.96	934,700	1,590,400		Year End Roll	12/2/2024
2024	101	FV	646,500	0	1.96	915,700	1,562,200		Year end	11/9/2023
2023	101	FV	642,000	0	1.96	743,700	1,385,700	1,385,700	Year end	11/3/2022
2022	101	FV	573,300	0	1.96	688,500	1,261,800	1,261,800	Year End Roll	10/19/2021
2021	101	FV	536,700	0	1.96	643,700	1,180,400	1,180,400	Year End Roll	10/15/2020
2020	101	FV	532,100	0	1.96	667,700	1,199,800	1,199,800	Year End Roll	9/26/2019
2019	101	FV	482,500	0	1.96	650,100	1,132,600	1,132,600	Create Final va	6/4/2019
2018	101	FV	482,500	0	1.96	650,100	1,132,600	1,132,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NOPAKUN,SUVITYA	1600-65		3/22/2023		1,515,000	No	No		
NOPAKUN SUVITYA	1248-154		2/26/2002	CONVENIENC		1	No	No	
ALIX MATHIEU	920-136		5/31/1979		154,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/12/2012	5158	RENOVATI	8,500	C	6/10/2013			bathroom remodel
8/6/2012	5124	RENOVATI	75,000	C	6/12/2013			extend & remodel t

ACTIVITY INFORMATION

Date	Result	By	Name
12/12/2024	MEAS/EXT INS	6	JN
6/12/2013	MEAS+INSPCTD	25	D ERSKINE
8/1/2008	MEAS/EXT INS	25	D ERSKINE
9/1/2001	ENTRY DENIED	615	
3/18/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

