



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	FUSILLO CONCETTA G
Owner 2:	
Owner 3:	
Street 1:	21 DEER RUN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2503 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 1.93 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1969, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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	8.3	1.000	R4									664,000						664,000	
101	ONE FAM		0.093		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									2,790						2,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	487,500	10,500	1.930	666,800	1,164,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 403.32						/Parcel: 403.32	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	441,400	10500	1.93	649,200	1,101,100	1,101,100	Create Final value 2019	6/4/2019
2018	101	FV	441,400	10500	1.93	649,200	1,101,100	1,101,100	Year End Roll	9/28/2017
2017	101	FV	429,100	10500	1.93	642,800	1,082,400	1,082,400	Year End Roll	9/29/2016
2016	101	FV	412,600	10500	1.93	624,400	1,047,500	1,047,500	Year End Roll	1/14/2016
2015	101	FV	408,600	10500	1.93	578,000	997,100	997,100	Year End	10/2/2014
2014	101	FV	380,300	10500	1.93	538,800	929,600	929,600	Year End Roll	1/23/2014
2013	101	FV	372,300	10500	1.93	522,800	905,600	905,600	Year End Roll	10/25/2012
2012	101	FV	380,300	10500	1.93	542,800	933,600	933,600	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MICHAEL G. FUSI	989-62		9/21/1984	FAMILY		0 No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/2/2009	4320	BAYWINDO	4,497	C				replace bay window

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/22/2016	MEAS DENIED	4	JG
8/1/2008	MEAS+INSPCTD	25	D ERSKINE
9/19/2001	M&L COMPLETE	615	
5/10/1996	MEAS+INSPCTD	606	
3/18/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

