



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	LEE CHAIN
Owner 2:	LEE ALICE
Owner 3:	
Street 1:	3 DEER RUN ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	WALKER SEAN T -
Owner 2:	WALKER JANET B -
Street 1:	3 DEER RUN ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 1.87 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1972, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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.	1.000	R4									640,000						640,000	
101	ONE FAM		0.033		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									990						1,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	478,500	2,700	1.870	641,000	1,122,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 319.68						/Parcel: 319.68	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	474,500	2700	1.87	665,000	1,142,200	1,142,200	Year End Roll	9/26/2019
2019	101	FV	441,100	2700	1.87	647,400	1,091,200	1,091,200	Create Final value 2019	6/4/2019
2018	101	FV	426,100	2700	1.87	647,400	1,076,200	1,076,200	Year End Roll	9/28/2017
2017	101	FV	415,000	2700	1.87	641,000	1,058,700	1,058,700	Year End Roll	9/29/2016
2016	101	FV	401,700	2700	1.87	622,600	1,027,000	1,027,000	Year End Roll	1/14/2016
2015	101	FV	398,000	2700	1.87	576,200	976,900	976,900	Year End	10/2/2014
2014	101	FV	372,500	2700	1.87	537,000	912,200	912,200	Year End Roll	1/23/2014
2013	101	FV	365,200	2700	1.87	521,000	888,900	888,900	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WALKER SEAN T,	1413-25		3/16/2012		921000	No	No			
LINTOTT JAMES T	1334-70		3/9/2007		1050000	No	No			
BARRY JON T,	1272-60		8/1/2003		1100000	No	No			
HAROLD W. BARRY	833-193		4/30/1973	FAMILY	12000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/24/2003	2802	SHED	3,800	C	6/12/2004			

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/10/2018	MEAS/EXT INS	622	K Cuoco
10/15/2009	MEAS/EXT INS	25	D ERSKINE
6/12/2004	MEAS/EXT INS	615	
9/1/2001	M&L COMPLETE	615	
5/11/1996	MEAS+INSPCTD	606	
3/18/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.86955	Total SF/SM:	81437.59	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	640,990	Spl Credit		Total:	641,000
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