



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HOPLAND JAN EGIL
Owner 2:	HOPLAND BARBARA L
Owner 3:	
Street 1:	18 DEER RUN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2507 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.43 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1977, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 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 Infru	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		0.593		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									17,790						17,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	800,300	12,300	2.430	657,800	1,470,400
Total Card	800,300	12,300	2.430	657,800	1,470,400
Total Parcel	800,300	12,300	2.430	657,800	1,470,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		299.36	/Parcel: 299.36

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	793,800	12300	2.43	681,800	1,487,900	1,487,900	Year End Roll	9/26/2019
2019	101	FV	775,900	12300	2.43	664,200	1,452,400	1,452,400	Create Final value 2019	6/4/2019
2018	101	FV	775,900	12300	2.43	664,200	1,452,400	1,452,400	Year End Roll	9/28/2017
2017	101	FV	722,000	12300	2.43	657,800	1,392,100	1,392,100	Year End Roll	9/29/2016
2016	101	FV	700,800	12300	2.43	639,400	1,352,500	1,352,500	Year End Roll	1/14/2016
2015	101	FV	694,500	12300	2.43	593,000	1,299,800	1,299,800	Year End	10/2/2014
2014	101	FV	658,300	20700	2.43	553,800	1,232,800	1,232,800	Year End Roll	1/23/2014
2013	101	FV	645,000	20700	2.43	537,800	1,203,500	1,203,500	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
JOHN BERKENKAMP	1069-86		5/11/1990		670000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/14/2000	1871	MANUAL	60,000	C	6/20/2000			laundry and finish
4/24/1995	696-95	MANUAL	19,000	C	8/25/1995			DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
8/5/2013	MEAS+INSPCTD	25	D ERSKINE
5/12/2007	MEAS/EXT INS	616	D MANZELLO
6/20/2000	MEAS+INSPCTD	611	
3/15/1996	MEAS+INSPCTD	606	
8/25/1995	FIELDREV CHG	606	
4/27/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	6 - COLONIAL
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	7 - BRICK 25%
Roof Struct:	2 - HIP
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	A- - V GOOD-
Year Blt:	1977
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	
Partition:	E - EXTNSIVE
Prim Floors:	3 - HARDWOOD
Sec Floors:	
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	Yes
% Com Wal:	0
% Sprinkled:	0

SPEC FEATURES/YARD ITEMS

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
27	TENNIS C	D	Y	1	100x55	A	AV	1979	4.09	T	70	101			6,800			6,800
12	POOL I-G	D	Y	1	717	A	AV	1979	22.00	T	70	101			4,700			4,700
2	SHED/FR	D	Y	1	12X14	A	AV	1979	15.00	T	70	101			800			800

More: N Total Yard Items: 12,300 Total Special Features: Total: 12,300

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

CALC SUMMARY

Basic \$ / SQ:	95.00
Size Adj.:	0.90559161
Const Adj.:	1.03785002
Adj \$ / SQ:	89.287
Other Features:	63001
Grade Factor:	1.75
Neighborhood Inf:	1.0000000
LUC Factor:	1.00
Adj Total:	957328
Depreciation:	157002
Depreciated Total:	800326

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM	9	BR	5	Bath	3	HB	1				

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals	1	9	5

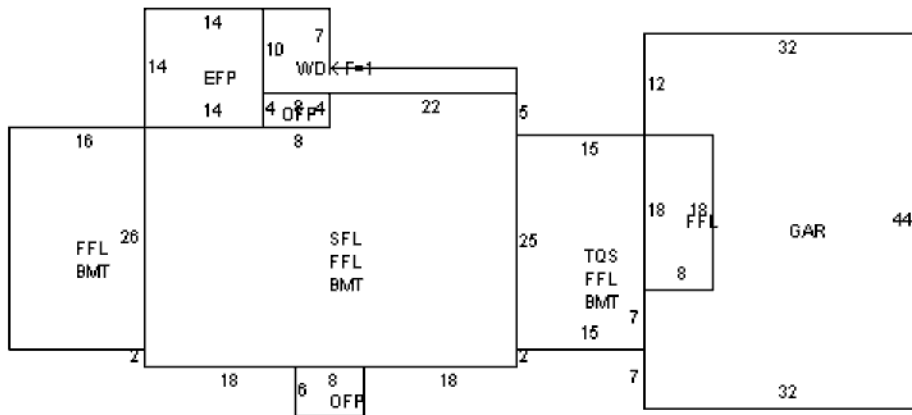
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	1304578.093
Juris. Factor:		Val/Su Fin:		162.93	
Special Features:	0	Val/Su Net:		104.57	
Final Total:	800300	Val/Su SzAd:		207.53	

PARCEL ID

124 2 0

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,255	89.290	201,343	
BMT	BASEMENT	2,111	39.060	82,463	
SFL	2ND FLOOR	1,320	89.290	117,859	
GAR	GARAGE	1,264	36.000	45,504	
TQS	3/4 STORY	281	89.290	25,112	
EFP	ENCL PORCH	196	36.000	7,056	
WDK	WOOD DECK	146	24.010	3,506	
OFF	OPEN PORCH	80	15.000	1,200	
Net Sketched Area:		7,653	Total:	484,043	
Size Ad	3856.25	Gross Area	7747	FinArea	4912

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

