



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DOMILICI NUNZIO
Owner 2:	DOMILICI DYANNA
Owner 3:	
Street 1:	22 DEER RUN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LIFSHATZ - STEPHEN
Owner 2:	RUBY - ILIE
Street 1:	22 DEER RUN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2.26 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1970, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 11 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 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		0.423		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									12,690						12,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	821,800	39,200	2.260	652,700	1,513,700	3146	0
Total Card							821,800
Total Parcel							1,029,500
Source: Market Adj Cost							Total Value per SQ unit /Card: 241.69 /Parcel: 227.25
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	923,400	39200	2.26	676,700	1,639,300	1,639,300	Year End Roll	9/26/2019
2019	101	FV	889,900	39200	2.26	659,100	1,588,200	1,588,200	Create Final value 2019	6/4/2019
2018	101	FV	889,900	39200	2.26	659,100	1,588,200	1,588,200	Year End Roll	9/28/2017
2017	101	FV	867,800	39200	2.26	652,700	1,559,700	1,559,700	Year End Roll	9/29/2016
2016	101	FV	854,600	39200	2.26	634,300	1,528,100	1,528,100	Year End Roll	1/14/2016
2015	101	FV	820,400	39200	2.26	587,900	1,447,500	1,447,500	Year End	10/2/2014
2014	101	FV	811,900	39200	2.26	548,700	1,399,800	1,399,800	Year End Roll	1/23/2014
2013	101	FV	794,800	39200	2.26	532,700	1,366,700	1,366,700	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LIFSHATZ,STEPHE	1480-41		10/8/2015		1600000	No	No			
BANK OF AMERICA	1405-35		9/9/2011	POST FRCLSR	1000000	No	No			
KUEHNLE MANFRED	1392-64		11/9/2010	FORECLOSURE	1665000	No	No			
DIAB THOMAS A,	1221-44		5/8/2000		1983300	No	No			
CONSTANCE DIAB	1071-81		7/12/1990	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/30/2017	6833	SHEET MT	14,000	O				Sheet metal work f
6/2/2017	6757	RENOVATI	360,000	O				Remodel accessory
3/10/2017	6683	DEMOLITI	8,000	O				Interior demolitio
12/15/2011	4947	ROOF	57,145	C				strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
3/1/2016	SALES INSP	618	G BOURGAULT
10/27/2011	SALES INSP	618	G BOURGAULT
8/1/2008	MEAS+INSPCTD	25	D ERSKINE
9/7/2001	M&L COMPLETE	615	
3/18/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

