

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CLARK CHRISTOPHER F
Owner 2:	GAETA ANNE M
Owner 3:	
Street 1:	8 DEER RUN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2507 Type:

PREVIOUS OWNER

Owner 1:	WALLROTH DONALD E -
Owner 2:	WALLROTH ELN GAY -
Street 1:	8 DEER RUN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2507

NARRATIVE DESCRIPTION

This Parcel contains 1.89 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1965, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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		0.053		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									1,590						1,600	

Total AC/HA:	1.88955	Total SF/SM:	82308.80	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	641,590	Spl Credit	Total:	641,600
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	620,800	400	1.890	641,600	1,262,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:						/Parcel:	326.12

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	615,900	400	1.89	665,600	1,281,900	1,281,900	Year End Roll	9/26/2019
2019	101	FV	561,100	400	1.89	648,000	1,209,500	1,209,500	Create Final value 2019	6/4/2019
2018	101	FV	561,100	400	1.89	648,000	1,209,500	1,209,500	Year End Roll	9/28/2017
2017	101	FV	547,100	400	1.89	641,600	1,189,100	1,189,100	Year End Roll	9/29/2016
2016	101	FV	527,300	400	1.89	623,200	1,150,900	1,150,900	Year End Roll	1/14/2016
2015	101	FV	517,900	400	1.89	576,800	1,095,100	1,095,100	Year End	10/2/2014
2014	101	FV	432,500	400	1.89	537,600	970,500	970,500	Year End Roll	1/23/2014
2013	101	FV	424,500	400	1.89	521,600	946,500	946,500	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WALLROTH DONALD	1378-30		12/2/2009		911500	No	No			
CHANGSOO KIM	989-8		9/14/1984		330000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/5/2015	5989	RENOVATI	20,000	C	6/5/2015			Remodel bathroom &
5/31/2011	4745	ROOF		C				strip & re-roof dw
7/31/2000	2030	KITCHEN	90,000	C	5/19/2001			also deck

ACTIVITY INFORMATION

Date	Result	By	Name
6/5/2015	PERMIT VISIT	619	DH
8/5/2013	MEAS/EXT INS	25	D ERSKINE
3/13/2007	MEAS+INSPCTD	100	
5/19/2001	MEAS+INSPCTD	615	
3/18/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	26 4 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
10/22/20	16:15:44

LAST REV

Date	Time
02/22/17	08:57:09

blakeley
1042

EXTERIOR INFORMATION

Type:	6	- COLONIAL
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	1	- WOOD SHING
Sec Wall:	8	- BRICK VEN 30%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	B+	- GOOD (+)	
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2	- PLASTER	
Sec Int Wall:			
Partition:	T	- TYPICAL	
Prim Floors:	3	- HARDWOOD	
Sec Floors:	6	- CERAMIC T 10%	
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:	NO
% Com Wal:	0	% Sprinkled:	0

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	4	Rating:	AVERAGE
WSFlue:	2	Rating:	AVERAGE

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD	- Good	19.8%
Functional:			
Economic:			
Special:			
Override:			
Total:			19.8%

CALC SUMMARY

Basic \$ / SQ:	95.00
Size Adj.:	0.92118400
Const Adj.:	1.03732991
Adj \$ / SQ:	90.779
Other Features:	92855
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	774040
Depreciation:	153260
Depreciated Total:	620780

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	RMs:	9	BRs:	4	Baths:	1	HB	1				

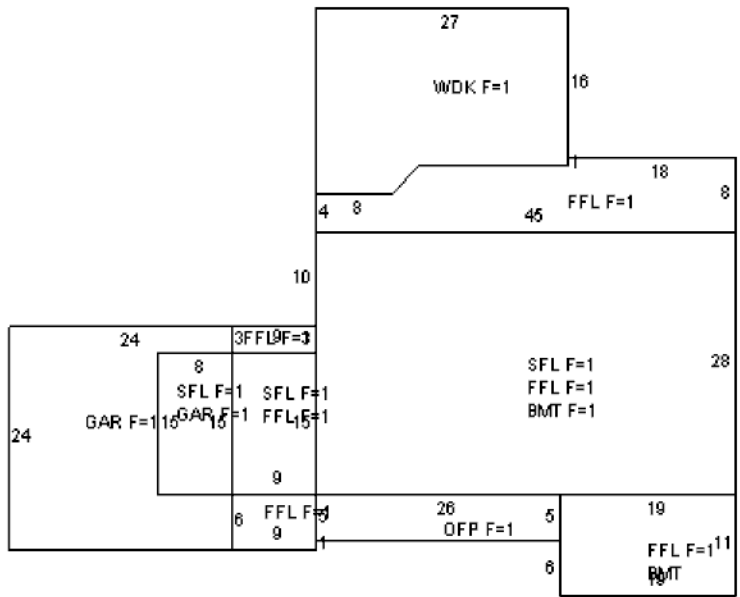
REMODELING

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

RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		9	4	
Totals				
1		9	4	

SKETCH



REMODELING

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

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,990	90.780	180,651	
SFL	2ND FLOOR	1,515	90.780	137,531	
BMT	BASEMENT	1,469	28.370	41,673	
GAR	GARAGE	576	36.000	20,736	
WDK	WOOD DECK	488	17.170	8,379	
OFFP	OPEN PORCH	130	15.000	1,950	
Net Sketched Area:		6,168	Total:	390,920	
Size Ad	3505	Gross Area	6168	FinArea	3872

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	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
2	SHED/FR	D	Y	1	8x12	A	AV	1965	15.00	T	70	101			400			400

More:	N	Total Yard Items:	400	Total Special Features:		Total:	400
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IMAGE

AssessPro Patriot Properties, Inc



06/05/2015