

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	NOPAKUN SUVITYA
Owner 2:	NOPAKUN APILAJ
Owner 3:	
Street 1:	12 DEER RUN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2507 Type:

PREVIOUS OWNER

Owner 1:	NOPAKUN SUVITYA -
Owner 2:	NOPAKUN APILAJ -
Street 1:	12 DEER RUN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2507

NARRATIVE DESCRIPTION

This Parcel contains 1.96 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1966, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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 Influ	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		0.123		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									3,690						3,700	

Total AC/HA:	1.95955	Total SF/SM:	85358.00	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	643,690	Spl Credit	Total:	643,700
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2021

meadorse

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	536,700		1.960	643,700	1,180,400
Total Card	536,700		1.960	643,700	1,180,400
Total Parcel	536,700		1.960	643,700	1,180,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:	347.69	/Parcel:	347.69

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
	Insp Date
	06/12/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	532,100	0	1.96	667,700	1,199,800	1,199,800	Year End Roll	9/26/2019
2019	101	FV	482,500	0	1.96	650,100	1,132,600	1,132,600	Create Final value 2019	6/4/2019
2018	101	FV	482,500	0	1.96	650,100	1,132,600	1,132,600	Year End Roll	9/28/2017
2017	101	FV	469,400	0	1.96	643,700	1,113,100	1,113,100	Year End Roll	9/29/2016
2016	101	FV	451,600	0	1.96	625,300	1,076,900	1,076,900	Year End Roll	1/14/2016
2015	101	FV	447,300	0	1.96	578,900	1,026,200	1,026,200	Year End	10/2/2014
2014	101	FV	417,300	0	1.96	539,700	957,000	957,000	Year End Roll	1/23/2014
2013	101	FV	371,000	0	1.96	523,700	894,700	894,700	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NOPAKUN SUVITYA	1248-154		2/26/2002	CONVENIENC		1	No	No		
ALIX MATHIEU	920-136		5/31/1979		154000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
9/12/2012	5158	RENOVATI	8,500	C	6/10/2013			bathroom remodel
8/6/2012	5124	RENOVATI	75,000	C	6/12/2013			extend & remodel t

ACTIVITY INFORMATION

Date	Result	By	Name
6/12/2013	MEAS+INSPCTD	25	D ERSKINE
8/1/2008	MEAS/EXT INS	25	D ERSKINE
9/1/2001	ENTRY DENIED	615	
3/18/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	26 9 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	16:16:20

LAST REV

Date	Time
03/12/15	11:14:39

blakeley
1047

