



**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 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	8.56	1.000	R4									684,800						684,800	
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	828,500	12,300	2.430	702,600	1,543,400
Total Card	828,500	12,300	2.430	702,600	1,543,400
Total Parcel	828,500	12,300	2.430	702,600	1,543,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		314.23	/Parcel: 314.23

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

GIS Ref
GIS Ref
Insp Date
08/05/13

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	800,300	12300	2.43	657,800	1,470,400	1,470,400	Year End Roll	10/15/2020
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

**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		670,000	No	No			

**TAX DISTRICT**

**PAT ACCT.**

**PRINT**

Date	Time
09/30/21	18:37:02

**LAST REV**

Date	Time
04/04/14	16:02:33

**USER DEFINED**

Prior Id # 1:	26 11 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:	

**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:		

**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

**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:	5	Baths:	3	HB:	1					

**GENERAL INFORMATION**

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

**CONDO INFORMATION**

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

**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:		

**DEPRECIATION**

Phys Cond:	GD - Good	16.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		16.4%

**REMODELING**

Exterior:		
Interior:		
Additions:		
Kitchen:		
Baths:		
Plumbing:		
Electric:		
Heating:		
General:		
Totals		
1	9	5

**RES BREAKDOWN**

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

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

**CALC SUMMARY**

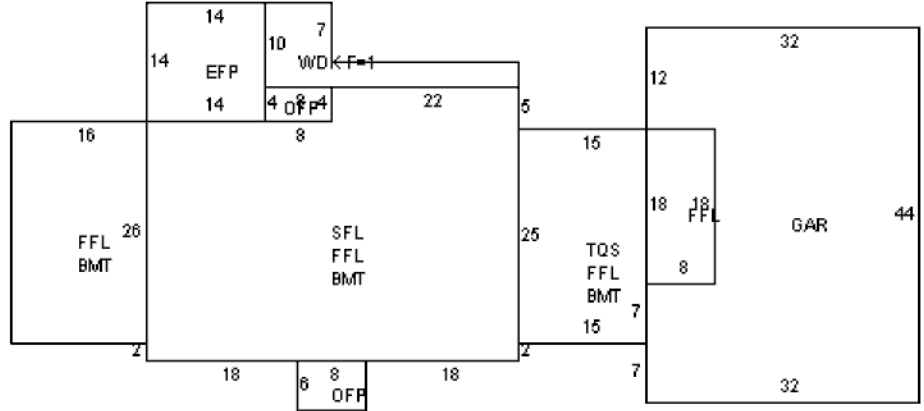
Basic \$ / SQ:	103.00
Size Adj.:	0.90559161
Const Adj.:	1.03785002
Adj \$ / SQ:	96.806
Other Features:	63001
Grade Factor:	1.70
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	991072
Depreciation:	162536
Depreciated Total:	828536

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	1304578.093
Juris. Factor:		Before Depr:		164.57	
Special Features:	0	Val/Su Net:		108.26	
Final Total:	828500	Val/Su SzAd:		214.85	

**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

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,255	96.810	218,299	
BMT	BASEMENT	2,111	42.350	89,407	
SFL	2ND FLOOR	1,320	96.810	127,784	
GAR	GARAGE	1,264	36.000	45,504	
TQS	3/4 STORY	281	96.810	27,227	
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:	519,983	
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

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