

**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 3 | | DEER RUN RD, LINCOLN |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | |
|-------------------------|----------------|---------------------------------------|-----------|-----------------|-------------|-----------|
| 101 | 594,000 | 1,800 | 1.870 | 741,000 | 1,336,800 | |
| Total Card | | 594,000 | 1,800 | 1.870 | 741,000 | 1,336,800 |
| Total Parcel | | 594,000 | 1,800 | 1.870 | 741,000 | 1,336,800 |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: 380.81 | | /Parcel: 380.81 | | |

Legal Description

| |
|------------------|
| |
| |
| |
| Entered Lot Size |
| Total Land: |
| Land Unit Type: |

User Acct

| |
|-----------|
| |
| GIS Ref |
| GIS Ref |
| Insp Date |
| 06/10/18 |

OWNERSHIP

| |
|------------------------------|
| Unit #: |
| Owner 1: LEE CHAIN |
| Owner 2: LEE ALICE |
| Owner 3: |
| Street 1: 3 DEER RUN ROAD |
| Street 2: |
| Twn/City: LINCOLN |
| St/Prov: MA Cntry Own Occ: Y |
| Postal: 01773 Type: |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2022 | 101 | FV | 528,400 | 2700 | 1.87 | 685,800 | 1,216,900 | 1,216,900 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 478,500 | 2700 | 1.87 | 641,000 | 1,122,200 | 1,122,200 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 474,500 | 2700 | 1.87 | 665,000 | 1,142,200 | 1,142,200 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 441,100 | 2700 | 1.87 | 647,400 | 1,091,200 | 1,091,200 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 426,100 | 2700 | 1.87 | 647,400 | 1,076,200 | 1,076,200 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 415,000 | 2700 | 1.87 | 641,000 | 1,058,700 | 1,058,700 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 401,700 | 2700 | 1.87 | 622,600 | 1,027,000 | 1,027,000 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 398,000 | 2700 | 1.87 | 576,200 | 976,900 | 976,900 | Year End | 10/2/2014 |

Parcel ID 122 7 0
PRINT

| Date | Time |
|----------|----------|
| 10/18/22 | 18:31:42 |

LAST REV

| Date | Time |
|----------|----------|
| 07/24/18 | 13:50:46 |
| apro | |
| 1015 | |

USER DEFINED

| | |
|---------------|---------|
| Prior Id # 1: | 25 25 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: | |

PREVIOUS OWNER

| |
|---------------------------|
| Owner 1: WALKER SEAN T - |
| Owner 2: WALKER JANET B - |
| Street 1: 3 DEER RUN ROAD |
| Twn/City: LINCOLN |
| St/Prov: MA Cntry |
| Postal: 01773 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-----------------|-------|
| WALKER SEAN T, | 1413-25 | | 3/16/2012 | | 921,000 | No | No | | | |
| LINTOTT JAMES T | 1334-70 | | 3/9/2007 | | 1,050,000 | No | No | | | |
| BARRY JON T, | 1272-60 | | 8/1/2003 | | 1,100,000 | No | No | | | |
| HAROLD W. BARRY | 833-193 | | 4/30/1973 | FAMILY | 12,000 | No | No | | | |

PAT ACCT.

| Assoc PCL Value | Notes |
|-----------------|-------|
| | |
| | |
| | |

NARRATIVE DESCRIPTION
This Parcel contains 1.87 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1972, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 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 |

BUILDING PERMITS

| Date | Number | Descip | Amount | C/O | Last Visit | Fed Code | F. Descip | Comment |
|------------|--------|--------|--------|-----|------------|----------|-----------|---------|
| 10/24/2003 | 2802 | SHED | 3,800 | C | 6/12/2004 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 6/10/2018 | MEAS/EXT INS | 622 | K Cuoco |
| 10/15/2009 | MEAS/EXT INS | 25 | D ERSKINE |
| 6/12/2004 | MEAS/EXT INS | 615 | |
| 9/1/2001 | M&L COMPLETE | 615 | |
| 5/11/1996 | MEAS+INSPCTD | 606 | |
| 3/18/1996 | MEAS/EXT INS | 606 | |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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 | 9.25 | 1.000 | R4 | | | | | | | | | 740,000 | | | | | | 740,000 | |
| 101 | ONE FAM | | 0.033 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R4 | | | | | | | | | 990 | | | | | | 1,000 | |

| | | | | | | | | | | |
|----------------------|-----------------------|-----------------|---------|---------------|-----------|--------|---------|------------|--------|---------|
| Total AC/HA: 1.86955 | Total SF/SM: 81437.59 | Parcel LUC: 101 | ONE FAM | Prime NB Desc | RES CAT 4 | Total: | 740,990 | SpI Credit | Total: | 741,000 |
|----------------------|-----------------------|-----------------|---------|---------------|-----------|--------|---------|------------|--------|---------|

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: % |
| Roof Struct: 2 - HIP |
| Roof Cover: 1 - ASPHALT |
| Color: |
| View / Desir: |

GENERAL INFORMATION

| |
|----------------------------|
| Grade: B - GOOD |
| Year Blt: 1972 Eff Yr Blt: |
| Alt LUC: Alt %: |
| Jurisdict: 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: 2 - SOFTWOOD |
| Sec Floors: 15 - CARPET 40% |
| 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: 0 |
| Solar HW: NO Central Vac: NO |
| % 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 |
|---------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
| 2 | SHED/FR | D | Y | 1 | 12x20 | A | AV | 2004 | 15.00 | T | 50 | 101 | | | 1,800 | | | 1,800 |
| More: N | | | | | | | | | | | | | | | | | | |

BATH FEATURES

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

OTHER FEATURES

| |
|---------------------------|
| Kits: 1 Rating: VERY GOOD |
| A Kits: Rating: |
| Frpl: 1 Rating: AVERAGE |
| WSFlue: 1 Rating: AVERAGE |

CONDO INFORMATION

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

DEPRECIATION

| | |
|----------------------|-------|
| Phys Cond: GD - Good | 17.5% |
| Functional: % | |
| Economic: % | |
| Special: % | |
| Override: % | |
| Total: 17.5% | |

CALC SUMMARY

| |
|------------------------------|
| Basic \$ / SQ: 118.00 |
| Size Adj.: 0.94430053 |
| Const Adj.: 1.01199996 |
| Adj \$ / SQ: 112.765 |
| Other Features: 70000 |
| Grade Factor: 1.45 |
| Neighborhood Inf: 1.00000000 |
| LUC Factor: 1.00 |
| Adj Total: 720006 |
| Depreciation: 126001 |
| Depreciated Total: 594005 |

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: 8 BR: 4 Baths: 2 HB: 1 | |

REMODELING

| | |
|------------|-----------|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |
| Totals | 1 8 4 |

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: 8 BR: 4 Baths: 2 HB: 1 | |

REMODELING

| | |
|------------|-----------|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |
| Totals | 1 8 4 |

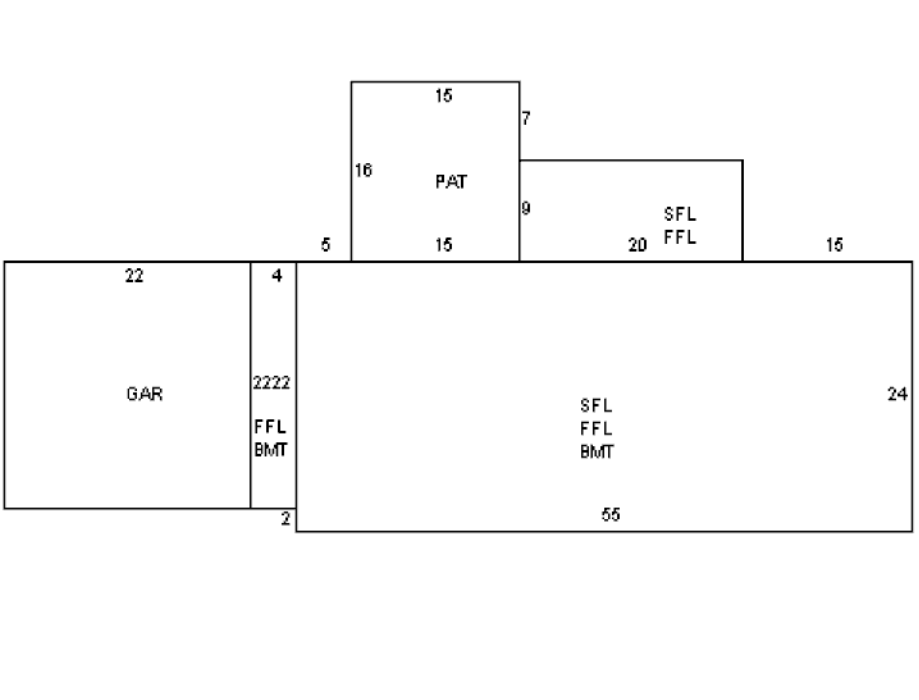
RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---------|-----|-----|----|
| 1 | 8 | 4 | |
| Totals | | | |
| 1 | 8 | 4 | |

COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---------------------|--------------|---------|-------------|------------|
| WtAv\$/SQ: | AvRate: | Ind.Val | 933214.5873 | |
| Juris. Factor: | Before Depr: | 163.51 | | |
| Special Features: 0 | Val/Su Net: | 113.79 | | |
| Final Total: 594000 | Val/Su SzAd: | 192.36 | | |

SKETCH



SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value | |
|--------------------------|-------------|------------|-----------|--------------|------|
| FFL | 1ST FLOOR | 1,588 | 112.760 | 179,070 | |
| SFL | 2ND FLOOR | 1,500 | 112.760 | 169,147 | |
| BMT | BASEMENT | 1,408 | 40.880 | 57,555 | |
| GAR | GARAGE | 484 | 36.000 | 17,424 | |
| PAT | PATIO | 240 | 14.000 | 3,360 | |
| Net Sketched Area: 5,220 | | Total: | 426,556 | | |
| Size Ad | 3088 | Gross Area | 5220 | FinArea | 3510 |

SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|----------|--------|---------|--------|----|-------|
| BMT | 100 | FLA | 30 | | |

IMAGE

