

Town Of Lincoln



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	9.25	1.000	R4									740,000						740,000	
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	932,000	12,300	2.430	757,800	1,702,100
Total Card	932,000	12,300	2.430	757,800	1,702,100
Total Parcel	932,000	12,300	2.430	757,800	1,702,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		346.54	/Parcel: 346.54

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
2022	101	FV	828,500	12300	2.43	702,600	1,543,400	1,543,400	Year End Roll	10/19/2021
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

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
JOHN BERKENKAMP	1069-86		5/11/1990		670,000	No	No	

TAX DISTRICT

PAT ACCT.

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

