

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DOMILICI NUNZIO
Owner 2:	DOMILICI DYANNA
Owner 3:	
Street 1:	22 DEER RUN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LIFSHATZ - STEPHEN
Owner 2:	RUBY - ILIE
Street 1:	22 DEER RUN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2.26 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1970, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 11 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 Infru	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		0.423		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									12,690						12,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,090,700	33,000	2.260	752,700	1,876,400	3146	0
							GIS Ref
							GIS Ref
Total Card	1,090,700	33,000	2.260	752,700	1,876,400		Entered Lot Size
Total Parcel	1,341,300	33,000	2.260	752,700	2,127,000		Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card:		299.60	/Parcel:	280.79	Insp Date
						Land Unit Type:	08/01/08

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,133,800	39200	2.26	697,500	1,870,500	1,870,500	Year End Roll	10/19/2021
2021	101	FV	1,029,500	39200	2.26	652,700	1,721,400	1,721,400	Year End Roll	10/15/2020
2020	101	FV	923,400	39200	2.26	676,700	1,639,300	1,639,300	Year End Roll	9/26/2019
2019	101	FV	889,900	39200	2.26	659,100	1,588,200	1,588,200	Create Final value 2019	6/4/2019
2018	101	FV	889,900	39200	2.26	659,100	1,588,200	1,588,200	Year End Roll	9/28/2017
2017	101	FV	867,800	39200	2.26	652,700	1,559,700	1,559,700	Year End Roll	9/29/2016
2016	101	FV	854,600	39200	2.26	634,300	1,528,100	1,528,100	Year End Roll	1/14/2016
2015	101	FV	820,400	39200	2.26	587,900	1,447,500	1,447,500	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LIFSHATZ,STEPHE	1480-41		10/8/2015		1,600,000	No	No			
BANK OF AMERICA	1405-35		9/9/2011	POST FRCLSR	1,000,000	No	No			
KUEHNLE MANFRED	1392-64		11/9/2010	FORECLOSURE	1,665,000	No	No			
DIAB THOMAS A,	1221-44		5/8/2000		1,983,300	No	No			
CONSTANCE DIAB	1071-81		7/12/1990	FAMILY		No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/26/2021	R-21-0175	ROOF	8,840	C	8/3/2021			Strip & re-roof dw
8/30/2017	6833	SHEET MT	14,000	O				Sheet metal work f
6/2/2017	6757	RENOVATI	360,000	O				Remodel accessory
3/10/2017	6683	DEMOLITI	8,000	O				Interior demolitio
12/15/2011	4947	ROOF	57,145	C				strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
3/1/2016	SALES INSP	618	G BOURGAULT
10/27/2011	SALES INSP	618	G BOURGAULT
8/1/2008	MEAS+INSPCTD	25	D ERSKINE
9/7/2001	M&L COMPLETE	615	
3/18/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	5 - CAPE		
Sty Ht:	1A - 1A		
(Liv) Units:	1	Total:	2
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:	8 - BRICK VEN	50%	
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	1970	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:			
Partition:	E - EXTNSIVE		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	14 - HVAC		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% 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
27	TENNIS C	D	Y	1	100x55	A	AV	1972	4.09	T	70	101			6,800			6,800
12	POOL I-G	D	Y	1	56X20	A	AV	1972	22.00	T	70	101			7,400			7,400
2	SHED/FR	D	Y	1	342	A	AV	1975	15.00	T	70	101			1,500			1,500
4	GARAGE/L	D	Y	1	24X32	V	AV	1991	42.00	T	46.5	101			17,300			17,300

More: N	Total Yard Items:	33,000	Total Special Features:		Total:	33,000
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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:	GOOD

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	6	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	18.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		18.2%

CALC SUMMARY

Basic \$ / SQ:	124.00
Size Adj.:	0.85273975
Const Adj.:	1.07686496
Adj \$ / SQ:	113.867
Other Features:	87495
Grade Factor:	1.45
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1333328
Depreciation:	242666
Depreciated Total:	1090662

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	11	BR	5	Bath	3	HB	1				

REMODELING

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

RES BREAKDOWN

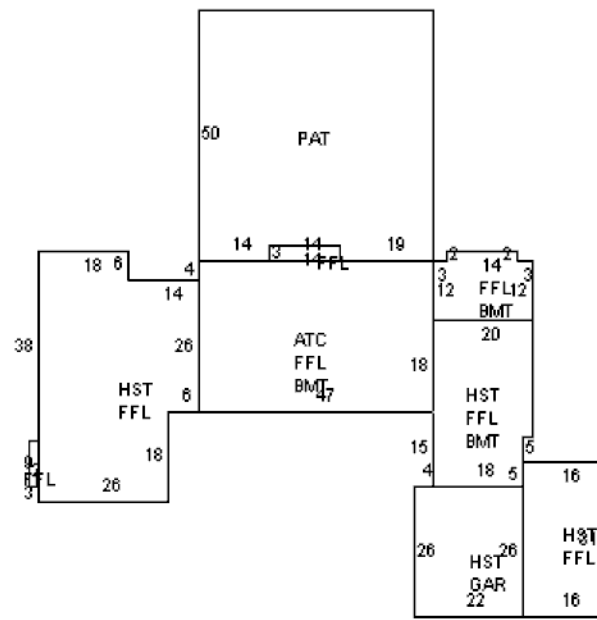
No Unit	RMS	BRS	FL
1	11	5	1
Totals			
1	11	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val	998034.2105
Juris. Factor:		Before depr:	165.11		
Special Features:	0	Val/Su Net:	95.17		
Final Total:	1090700	Val/Su SzAd:	186.76		

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	4,282	113.870	487,580	
BMT	BASEMENT	2,318	28.470	65,986	
PAT	PATIO	2,308	14.000	32,312	
HST	HALF STORY	1,558	113.870	177,405	
GAR	GARAGE	572	36.000	20,592	
ATC	ATTIC	423	113.870	48,166	
Net Sketched Area:		11,461	Total:	832,041	
Size Ad	5840	Gross Area	14006	FinArea	6263

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID

124 4 0