

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FRAIMAN RICHARD B
Owner 2:	FRAIMAN LENIE S
Owner 3:	
Street 1:	16 DEER RUN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2507 Type:

PREVIOUS OWNER

Owner 1:	TRIPPE CHARLES W -
Owner 2:	TRIPPE BLAIR L -
Street 1:	16 DEER RUN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2507

NARRATIVE DESCRIPTION

This Parcel contains 2.84 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1965, Having Primarily VINYL 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	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		1.003		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									30,090						30,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	669,900	17,500	2.840	770,100	1,457,500
Total Card: 669,900 17,500 2.840 770,100 1,457,500					
Total Parcel: 669,900 17,500 2.840 770,100 1,457,500					
Source: Market Adj Cost		Total Value per SQ unit /Card: 363.10		/Parcel: 363.10	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	598,400	20300	2.84	714,900	1,333,600	1,333,600	Year End Roll	10/19/2021
2021	101	FV	560,400	20300	2.84	670,100	1,250,800	1,250,800	Year End Roll	10/15/2020
2020	101	FV	555,600	20300	2.84	694,100	1,270,000	1,270,000	Year End Roll	9/26/2019
2019	101	FV	504,000	20300	2.84	676,500	1,200,800	1,200,800	Create Final value 2019	6/4/2019
2018	101	FV	504,000	20300	2.84	676,500	1,200,800	1,200,800	Year End Roll	9/28/2017
2017	101	FV	490,400	20300	2.84	670,100	1,180,800	1,180,800	Year End Roll	9/29/2016
2016	101	FV	471,900	20300	2.84	651,700	1,143,900	1,143,900	Year End Roll	1/14/2016
2015	101	FV	467,400	20300	2.84	605,300	1,093,000	1,093,000	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
TRIPPE CHARLES	1383-147		5/12/2010	CHD>SALE	880,000	No	No	
GREEN, CATHERIN	1127-179		6/10/1994		585,000	No	No	
	715-68		3/1/1965		12,950	No	No	

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/18/2010	4464	RENOVATI	33,000	C	7/20/2010			kitch, masterbath

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2011	M&L EXTERIOR	25	D ERSKINE
7/20/2010	PERMIT VISIT	25	D ERSKINE
8/1/2008	MEAS/EXT INS	25	D ERSKINE
9/7/2001	M&L EXTERIOR	615	
3/15/1996	MEAS+INSPCTD	606	
7/17/1995	INSPECTED	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:	4	- VINYL
Sec Wall:	8	- BRICK VEN 25%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

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

COMMENTS

--

OTHER FEATURES

Kits:	1	Rating: AVERAGE
A Kits:		Rating:
Frpl:	3	Rating: AVERAGE
WSFlue:		Rating:

CONDO INFORMATION

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

GENERAL INFORMATION

Grade:	B+ - GOOD (+)		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic:		Fact:	
Const Mod:			
Lump Sum Adj:			

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: 10 BRs: 5 Baths: 2 HB: 1	

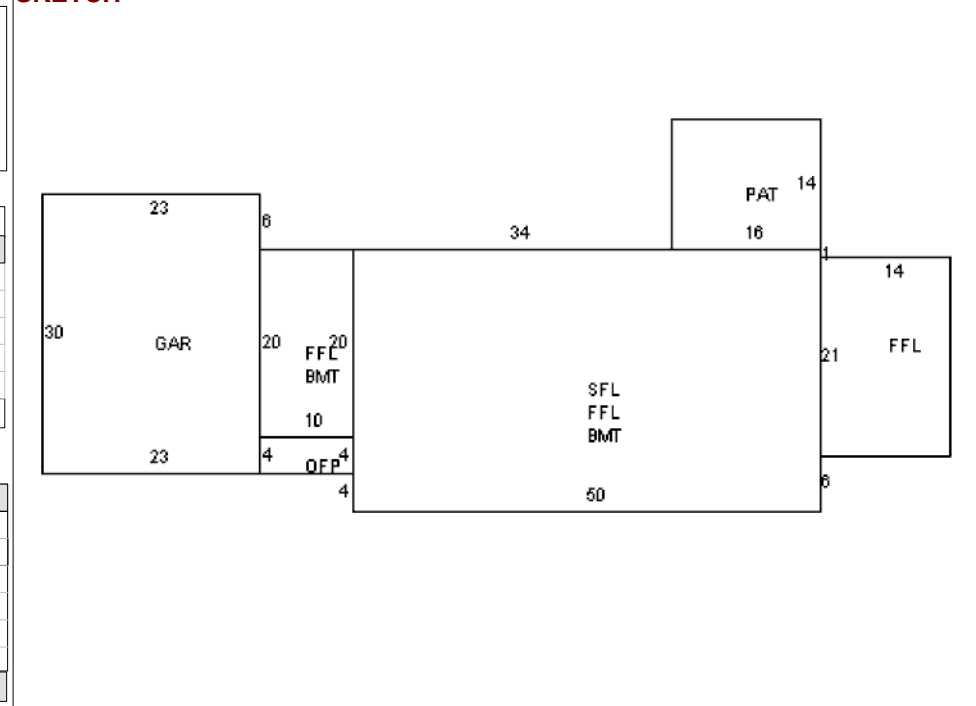
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

SKETCH



INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:			
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			
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:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

Phys Cond:	GD - Good	20%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		20%

CALC SUMMARY

Basic \$ / SQ:	118.00
Size Adj.:	0.93214935
Const Adj.:	1.02509999
Adj \$ / SQ:	112.754
Other Features:	58008
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	837431
Depreciation:	167486
Depreciated Total:	669945

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

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
12	POOL I-G	D	Y		1 800	A	AV	1975	22.00	T	70	101			5,300			5,300
23	BATH HSE	D	Y		1 308	A	AV	1975	99.35	T	60	101			12,200			12,200

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,894	112.750	213,557	
BMT	BASEMENT	1,600	40.870	65,398	
SFL	2ND FLOOR	1,400	112.750	157,856	
GAR	GARAGE	690	36.000	24,840	
PAT	PATIO	224	14.000	3,136	
OFF	OPEN PORCH	40	15.000	600	
Net Sketched Area:		5,848	Total:	465,387	
Size Ad	3294	Gross Area	5848	FinArea	4014

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	45	A	0

IMAGE

AssessPro Patriot Properties, Inc

