

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	NOPAKUN SUVITYA
Owner 2:	NOPAKUN APILAJ
Owner 3:	
Street 1:	12 DEER RUN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2507 Type:

PREVIOUS OWNER

Owner 1:	NOPAKUN SUVITYA -
Owner 2:	NOPAKUN APILAJ -
Street 1:	12 DEER RUN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2507

NARRATIVE DESCRIPTION

This Parcel contains 1.96 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1966, Having Primarily WOOD SHING 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	Descrp	%	Item	Code	Descrp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				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 Influ	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		0.123		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									3,690						3,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	642,000		1.960	743,700	1,385,700
Total Card	642,000		1.960	743,700	1,385,700
Total Parcel	642,000		1.960	743,700	1,385,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		408.16	/Parcel: 408.16

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit 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	573,300	0	1.96	688,500	1,261,800	1,261,800	Year End Roll	10/19/2021
2021	101	FV	536,700	0	1.96	643,700	1,180,400	1,180,400	Year End Roll	10/15/2020
2020	101	FV	532,100	0	1.96	667,700	1,199,800	1,199,800	Year End Roll	9/26/2019
2019	101	FV	482,500	0	1.96	650,100	1,132,600	1,132,600	Create Final value 2019	6/4/2019
2018	101	FV	482,500	0	1.96	650,100	1,132,600	1,132,600	Year End Roll	9/28/2017
2017	101	FV	469,400	0	1.96	643,700	1,113,100	1,113,100	Year End Roll	9/29/2016
2016	101	FV	451,600	0	1.96	625,300	1,076,900	1,076,900	Year End Roll	1/14/2016
2015	101	FV	447,300	0	1.96	578,900	1,026,200	1,026,200	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
NOPAKUN SUVITYA	1248-154		2/26/2002	CONVENIENC		1	No	No
ALIX MATHIEU	920-136		5/31/1979		154,000	No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
9/12/2012	5158	RENOVATI	8,500	C	6/10/2013			bathroom remodel
8/6/2012	5124	RENOVATI	75,000	C	6/12/2013			extend & remodel t

ACTIVITY INFORMATION

Date	Result	By	Name
6/12/2013	MEAS+INSPCTD	25	D ERSKINE
8/1/2008	MEAS/EXT INS	25	D ERSKINE
9/1/2001	ENTRY DENIED	615	
3/18/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

