



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LI LU
Owner 2:	XUE QI
Owner 3:	
Street 1:	15 DEER RUN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

PREVIOUS OWNER

Owner 1:	CANNISTRARO - VINCENT F
Owner 2:	CANNISTRARO - KRISTIN E
Street 1:	15 DEER RUN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.93 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1966, Having Primarily STUCCO Exterior and SLATE Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential		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		0.093		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									2,790						2,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,346,700	1,400	1.930	742,800	2,090,900
Total Card	1,346,700	1,400	1.930	742,800	2,090,900
Total Parcel	1,346,700	1,400	1.930	742,800	2,090,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		334.07	/Parcel: 334.07

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CANNISTRARO, VI	1576-58		7/19/2021		2,250,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/14/2006	3569	ADDITION	250,000	C				CONST NEW FAM ROOM

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2022	INFO FR MLS	625	J Frank
11/20/2012	MEAS+INSPCTD	618	G BOURGAULT

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.92955	Total SF/SM:	84051.20	Parcel LUC:	101 ONE FAM	Prime NB Desc:	RES CAT 4	Total:	742,790	Spl Credit:		Total:	742,800
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