



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:				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 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	11.4	1.000	R4									912,000						912,000	
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
101	1,254,600	33,000	2.260	924,700	2,212,300
Total Card		1,254,600	33,000	2.260	924,700
Total Parcel		1,506,800	33,000	2.260	2,464,500
Source: Market Adj Cost		Total Value per SQ unit /Card: 353.23		/Parcel: 325.35	

Legal Description	User Acct
3146	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	08/01/08
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	1,341,300	33000	2.26	752,700	2,127,000	2,127,000	Year end	11/3/2022
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

Parcel ID 124 4 0

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			

TAX DISTRICT

PAT ACCT.

PRINT	Date	Time
	09/13/23	19:01:12
LAST REV	Date	Time
	11/17/21	15:46:23
	blakeley	
	1030	

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

