

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MCLAUGHLIN TR MARGARET L
Owner 2:	BUCKALEW & MCLAUGHLIN FAM TRST
Owner 3:	
Street 1:	7 DEER RUN ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	WHEELOCK - JOSEPH A
Owner 2:	WHEELOCK - ANDRONICA T STANLEY
Street 1:	7 DEER RUN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2503

NARRATIVE DESCRIPTION

This Parcel contains 1.88 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1965, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 2 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	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	11.4	1.000	R4									912,000						912,000	
101	ONE FAM		0.043		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									1,290						1,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,021,300	7,700	1.880	913,300	1,942,300
Total Card	1,021,300	7,700	1.880	913,300	1,942,300
Total Parcel	1,021,300	7,700	1.880	913,300	1,942,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		315.13	/Parcel: 315.13

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

Insp Date	11/17/10
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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	1,014,500	7700	1.88	741,300	1,763,500	1,763,500	Year end	11/3/2022
2022	101	FV	910,100	7900	1.88	686,100	1,604,100	1,604,100	Year End Roll	10/19/2021
2021	101	FV	855,100	7900	1.88	641,300	1,504,300	1,504,300	Year End Roll	10/15/2020
2020	101	FV	811,000	7300	1.88	665,300	1,483,600	1,483,600	Year End Roll	9/26/2019
2019	101	FV	736,000	7300	1.88	647,700	1,391,000	1,391,000	Create Final value 2019	6/4/2019
2018	101	FV	736,000	7300	1.88	647,700	1,391,000	1,391,000	Year End Roll	9/28/2017
2017	101	FV	716,300	7300	1.88	641,300	1,364,900	1,364,900	Year End Roll	9/29/2016
2016	101	FV	689,300	7300	1.88	622,900	1,319,500	1,319,500	Year End Roll	1/14/2016

Parcel ID 122 6 0

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WHEELOCK,JOSEPH	1545-138		6/21/2019		2,200,000	No	No			
CANTLIN, JOHN H	1155-1		5/2/1996		670,000	No	No			
ANTOINETTE CANT	1073-97		9/10/1990	FAMILY		No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/25/2014	5922	KITCHEN	10,000	C	12/19/2014			Replace kitchen ca
3/14/2004	2863	ADDITION	273,000	C	6/19/2004			add 12 ft to back
12/30/1999	1864	RENOVATI	43,500	C	6/4/2000			basement 6/4/00

ACTIVITY INFORMATION

Date	Result	By	Name
7/14/2020	CHG FM OTHER	624	W Coelho
4/23/2015	PERMIT VISIT	618	G BOURGAULT
11/17/2010	MEAS/EXT INS	25	D ERSKINE
5/14/2005	MEAS+INSPCTD	615	
6/19/2004	MEAS/EXT INS	615	
6/4/2000	MEAS+INSPCTD	611	
3/15/1996	MEAS+INSPCTD	606	
3/15/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	26 3 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

