



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	CLARK CHRISTOPHER F
Owner 2:	GAETA ANNE M
Owner 3:	
Street 1:	8 DEER RUN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2507 Type:

**PREVIOUS OWNER**

Owner 1:	WALLROTH DONALD E -
Owner 2:	WALLROTH ELN GAY -
Street 1:	8 DEER RUN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2507

**NARRATIVE DESCRIPTION**

This Parcel contains 1.89 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, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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 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		0.053		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									1,590						1,600	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	735,600	400	1.890	913,600	1,649,600
Total Card	735,600	400	1.890	913,600	1,649,600
Total Parcel	735,600	400	1.890	913,600	1,649,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		426.01	/Parcel: 426.01

Legal Description	User Acct
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
2023	101	FV	730,700	400	1.89	741,600	1,472,700	1,472,700	Year end	11/3/2022
2022	101	FV	659,700	400	1.89	686,400	1,346,500	1,346,500	Year End Roll	10/19/2021
2021	101	FV	620,800	400	1.89	641,600	1,262,800	1,262,800	Year End Roll	10/15/2020
2020	101	FV	615,900	400	1.89	665,600	1,281,900	1,281,900	Year End Roll	9/26/2019
2019	101	FV	561,100	400	1.89	648,000	1,209,500	1,209,500	Create Final value 2019	6/4/2019
2018	101	FV	561,100	400	1.89	648,000	1,209,500	1,209,500	Year End Roll	9/28/2017
2017	101	FV	547,100	400	1.89	641,600	1,189,100	1,189,100	Year End Roll	9/29/2016
2016	101	FV	527,300	400	1.89	623,200	1,150,900	1,150,900	Year End Roll	1/14/2016

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
WALLROTH DONALD	1378-30		12/2/2009		911,500	No	No	
CHANGSOO KIM	989-8		9/14/1984		330,000	No	No	

**TAX DISTRICT**

**PAT ACCT.**

Assoc PCL Value	Notes

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/5/2015	5989	RENOVATI	20,000	C	6/5/2015			Remodel bathroom & strip & re-roof dw
5/31/2011	4745	ROOF		C				also deck
7/31/2000	2030	KITCHEN	90,000	C	5/19/2001			

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/5/2015	PERMIT VISIT	619	DH
8/5/2013	MEAS/EXT INS	25	D ERSKINE
3/13/2007	MEAS+INSPCTD	100	
5/19/2001	MEAS+INSPCTD	615	
3/18/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

