



**PROPERTY LOCATION**

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

**OWNERSHIP**

Unit #: \_\_\_\_\_

Owner 1: FRAIMAN RICHARD B  
 Owner 2: FRAIMAN LENIE S  
 Owner 3: \_\_\_\_\_

Street 1: 16 DEER RUN RD  
 Street 2: \_\_\_\_\_

Twn/City: LINCOLN  
 St/Prov: MA Cntry: \_\_\_\_\_ Own Occ: Y  
 Postal: 01773-2507 Type: \_\_\_\_\_

**PREVIOUS OWNER**

Owner 1: TRIPPE CHARLES W -  
 Owner 2: TRIPPE BLAIR L -  
 Street 1: 16 DEER RUN RD  
 Twn/City: LINCOLN  
 St/Prov: MA Cntry: \_\_\_\_\_  
 Postal: 01773-2507

**NARRATIVE DESCRIPTION**

This Parcel contains 2.84 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1965, Having Primarily VINYL 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	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 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	11.4	1.000	R4									912,000						912,000	
101	ONE FAM		1.003		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									30,090						30,100	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	674,700	17,500	2.840	942,100	1,634,300
Total Card	674,700	17,500	2.840	942,100	1,634,300
Total Parcel	674,700	17,500	2.840	942,100	1,634,300
Source: Market Adj Cost	Total Value per SQ unit /Card: 407.15		/Parcel: 407.15		

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	669,900	17500	2.84	770,100	1,457,500	1,457,500	Year end	11/3/2022
2022	101	FV	598,400	20300	2.84	714,900	1,333,600	1,333,600	Year End Roll	10/19/2021
2021	101	FV	560,400	20300	2.84	670,100	1,250,800	1,250,800	Year End Roll	10/15/2020
2020	101	FV	555,600	20300	2.84	694,100	1,270,000	1,270,000	Year End Roll	9/26/2019
2019	101	FV	504,000	20300	2.84	676,500	1,200,800	1,200,800	Create Final value 2019	6/4/2019
2018	101	FV	504,000	20300	2.84	676,500	1,200,800	1,200,800	Year End Roll	9/28/2017
2017	101	FV	490,400	20300	2.84	670,100	1,180,800	1,180,800	Year End Roll	9/29/2016
2016	101	FV	471,900	20300	2.84	651,700	1,143,900	1,143,900	Year End Roll	1/14/2016

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TRIPPE CHARLES	1383-147		5/12/2010	CHD>SALE	880,000	No	No			
GREEN, CATHERIN	1127-179		6/10/1994		585,000	No	No			
	715-68		3/1/1965		12,950	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/18/2010	4464	RENOVATI	33,000	C	7/20/2010			kitch, masterbath

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/30/2011	M&L EXTERIOR	25	D ERSKINE
7/20/2010	PERMIT VISIT	25	D ERSKINE
8/1/2008	MEAS/EXT INS	25	D ERSKINE
9/7/2001	M&L EXTERIOR	615	
3/15/1996	MEAS+INSPCTD	606	
7/17/1995	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 2.83955	Total SF/SM: 123690.80	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 4	Total: 942,090	SpI Credit	Total: 942,100
----------------------	------------------------	-------------------------	-------------------------	----------------	------------	----------------

**EXTERIOR INFORMATION**

Table with exterior details: Type, Sty Ht, (Liv) Units, Foundation, Frame, Prime Wall, Sec Wall, Roof Structure, Roof Cover, Color, View / Desir.

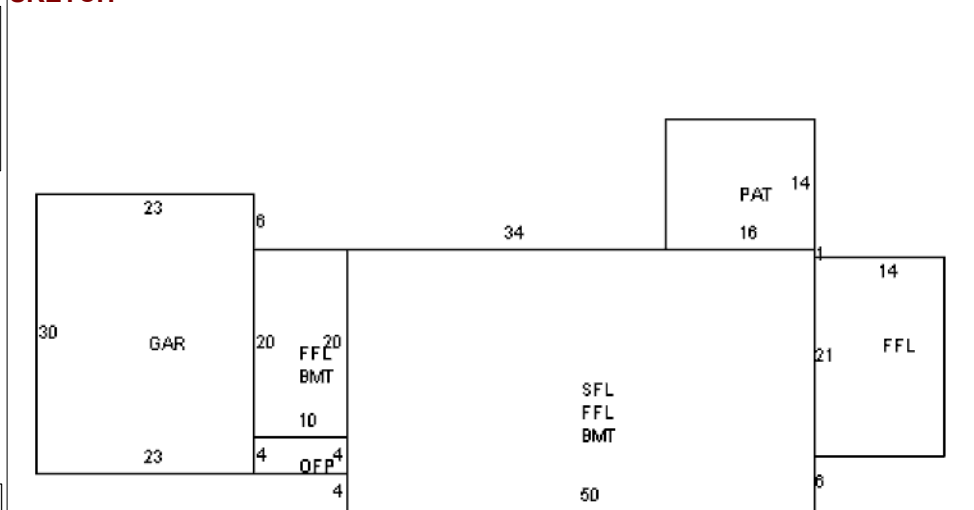
**BATH FEATURES**

Table with bath details: Full Bath, A Bath, 3/4 Bath, A 3QBth, 1/2 Bath, A HBth, OthrFix.

**COMMENTS**

Empty box for comments.

**SKETCH**



**GENERAL INFORMATION**

Table with general info: Grade, Year Blt, Eff Yr Blt, Alt LUC, Alt %, Jurisdct, Const Mod, Lump Sum Adj.

**OTHER FEATURES**

Table with other features: Kits, A Kits, Frpl, WSFlue.

**CONDO INFORMATION**

Table with condo info: Location, Total Units, Floor, % Own, Name.

**RESIDENTIAL GRID**

Table with residential grid details: 1st Res Grid, Desc, Line 1, # Units, Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O.

**INTERIOR INFORMATION**

Table with interior info: Avg Ht/FL, Prim Int Wal, Sec Int Wall, Partition, Prim Floors, Sec Floors, Bsmnt Flr, Electric, Insulation, Int vs Ext, Heat Fuel, Heat Type, # Heat Sys, % Heated, % AC, Solar HW, Central Vac, % Com Wal, % Sprinkled.

**DEPRECIATION**

Table with depreciation details: Phys Cond, Functional, Economic, Special, Override, Total.

**REMODELING**

Table with remodeling details: Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General.

**RES BREAKDOWN**

Table with res breakdown: No Unit, RMS, BRS, FL, Totals.

**CALC SUMMARY**

Table with calculation summary: Basic \$ / SQ, Size Adj, Const Adj, Adj \$ / SQ, Other Features, Grade Factor, Neighborhood Inf, LUC Factor, Adj Total, Depreciation, Depreciated Total.

**COMPARABLE SALES**

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Before Depr, Special Features, Val/Su Net, Final Total, Val/Su SzAd.

**PARCEL ID**

Table with parcel ID: 124 1 0, Appr Value, JCod, JFact, Juris. Value.

**SUB AREA**

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area, Total.

**SUB AREA DETAIL**

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

**SPEC FEATURES/YARD ITEMS**

Table with spec features/yard items: Code, Description, A, Y/S, Qty, Size/Dim, Qual, Con, Year, Unit Price, D/S, Dep, LUC, Fact, NB Fa, Appr Value, JCod, JFact, Juris. Value.

More: N

Total Yard Items: 17,500

Total Special Features:

Total: 17,500

**IMAGE**

AssessPro Patriot Properties, Inc

