



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 12 | | DEER RUN RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | WESTWOOD MITCHELL T |
| Owner 2: | DAVE SHREYA H |
| Owner 3: | |
| Street 1: | 12 DEER RUN RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-2507 Type: |

PREVIOUS OWNER

| | |
|-----------|-------------------|
| Owner 1: | NOPAKUN - SUVITYA |
| Owner 2: | NOPAKUN - APILAJ |
| Street 1: | 12 DEER RUN RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-2507 |

NARRATIVE DESCRIPTION

This Parcel contains 1.96 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1966, Having Primarily WOOD SHING 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 | | 0.123 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R4 | | | | | | | | | 3,690 | | | | | | 3,700 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|--------------|-----------------|--------------------------------|-----------|------------|-----------------|
| 101 | 646,500 | | 1.960 | 915,700 | 1,562,200 |
| Total Card | 646,500 | | 1.960 | 915,700 | 1,562,200 |
| Total Parcel | 646,500 | | 1.960 | 915,700 | 1,562,200 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | | 460.15 | /Parcel: 460.15 |

| 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 | 642,000 | 0 | 1.96 | 743,700 | 1,385,700 | 1,385,700 | Year end | 11/3/2022 |
| 2022 | 101 | FV | 573,300 | 0 | 1.96 | 688,500 | 1,261,800 | 1,261,800 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 536,700 | 0 | 1.96 | 643,700 | 1,180,400 | 1,180,400 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 532,100 | 0 | 1.96 | 667,700 | 1,199,800 | 1,199,800 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 482,500 | 0 | 1.96 | 650,100 | 1,132,600 | 1,132,600 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 482,500 | 0 | 1.96 | 650,100 | 1,132,600 | 1,132,600 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 469,400 | 0 | 1.96 | 643,700 | 1,113,100 | 1,113,100 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 451,600 | 0 | 1.96 | 625,300 | 1,076,900 | 1,076,900 | Year End Roll | 1/14/2016 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|------------|------------|----|-----|-------|-----------------|-------|
| NOPAKUN,SUVITYA | 1600-65 | | 3/22/2023 | | 1,515,000 | No | No | | | |
| NOPAKUN SUVITYA | 1248-154 | | 2/26/2002 | CONVENIENC | | 1 | No | No | | |
| ALIX MATHIEU | 920-136 | | 5/31/1979 | | 154,000 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|-----------|--------|----------|--------|-----|------------|----------|----------|--------------------|
| 9/12/2012 | 5158 | RENOVATI | 8,500 | C | 6/10/2013 | | | bathroom remodel |
| 8/6/2012 | 5124 | RENOVATI | 75,000 | C | 6/12/2013 | | | extend & remodel t |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-----------|
| 6/12/2013 | MEAS+INSPCTD | 25 | D ERSKINE |
| 8/1/2008 | MEAS/EXT INS | 25 | D ERSKINE |
| 9/1/2001 | ENTRY DENIED | 615 | |
| 3/18/1996 | MEAS/EXT INS | 606 | |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

USER DEFINED

| | |
|---------------|--------|
| Prior Id # 1: | 26 9 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: | |

PRINT

| Date | Time |
|----------|----------|
| 09/13/23 | 19:04:03 |

LAST REV

| Date | Time |
|----------|----------|
| 04/26/23 | 09:38:05 |

blakeley
1047

EXTERIOR INFORMATION

| | |
|---------------|----------------|
| Type: | 6 - COLONIAL |
| Sty Ht: | 2 - 2 |
| (Liv) Units: | 1 Total: 1 |
| Foundation: | 1 - CONCRETE |
| Frame: | 1 - WOOD |
| Prime Wall: | 1 - WOOD SHING |
| Sec Wall: | |
| Roof Struct: | 3 - GAMBREL |
| Roof Cover: | 1 - ASPHALT |
| Color: | |
| View / Desir: | |

GENERAL INFORMATION

| | |
|---------------|---------------|
| Grade: | B+ - GOOD (+) |
| Year Blt: | 1966 |
| Alt LUC: | |
| Jurisdic: | |
| Const Mod: | |
| Lump Sum Adj: | |

INTERIOR INFORMATION

| | |
|---------------|--------------------|
| Avg Ht/FL: | STD |
| Prim Int Wal: | 1 - DRYWALL |
| Sec Int Wall: | |
| Partition: | T - TYPICAL |
| Prim Floors: | 3 - HARDWOOD |
| Sec Floors: | 15 - CARPET 20% |
| Bsmnt Flr: | |
| Bsmnt Gar: | 2 |
| Electric: | 3 - TYPICAL |
| Insulation: | 2 - TYPICAL |
| Int vs Ext: | S |
| Heat Fuel: | 2 - GAS |
| Heat Type: | 1 - FORCED H/A |
| # Heat Sys: | 1 |
| % Heated: | 100 % AC: 100 |
| Solar HW: | NO Central Vac: NO |
| % Com Wal: | 0 % Sprinkled 0 |

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: | | Total Special Features: | | Total: | |
|-------|---|-------------------|--|-------------------------|--|--------|--|

BATH FEATURES

| | | | |
|------------|---|---------|---------|
| Full Bath: | 2 | Rating: | GOOD |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth: | | Rating: | |
| 1/2 Bath: | 1 | Rating: | AVERAGE |
| A HBth: | | Rating: | |
| OthrFix: | 2 | Rating: | AVERAGE |

OTHER FEATURES

| | | | |
|---------|---|---------|---------|
| Kits: | 1 | Rating: | GOOD |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | AVERAGE |
| WSFlue: | | Rating: | |

CONDO INFORMATION

| | |
|--------------|---------------|
| Location: | |
| Total Units: | |
| Floor: | 1 - 1ST FLOOR |
| % Own: | |
| Name: | |

DEPRECIATION

| | | |
|-------------|-----------|-------|
| Phys Cond: | GD - Good | 19.6% |
| Functional: | | |
| Economic: | | |
| Special: | | |
| Override: | | |
| Total: | | 19.6% |

CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 119.00 |
| Size Adj.: | 0.92673051 |
| Const Adj.: | 1.01600003 |
| Adj \$ / SQ: | 112.045 |
| Other Features: | 73938 |
| Grade Factor: | 1.60 |
| Neighborhood Inf: | 1.00000000 |
| LUC Factor: | 1.00 |
| Adj Total: | 804160 |
| Depreciation: | 157615 |
| Depreciated Total: | 646545 |

COMMENTS

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RESIDENTIAL GRID

| | | | | |
|--------------|---------------------------------|--------|----------|-------|
| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
| Level | FY LR DR D K FR RR BR FB HB L O | | | |
| Other | | | | |
| Upper | | | | |
| Lvl 2 | | | | |
| Lvl 1 | | | | |
| Lower | | | | |
| Totals | RM: 10 | BR: 5 | Baths: 2 | HB: 1 |

REMODELING

| | |
|------------|--|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

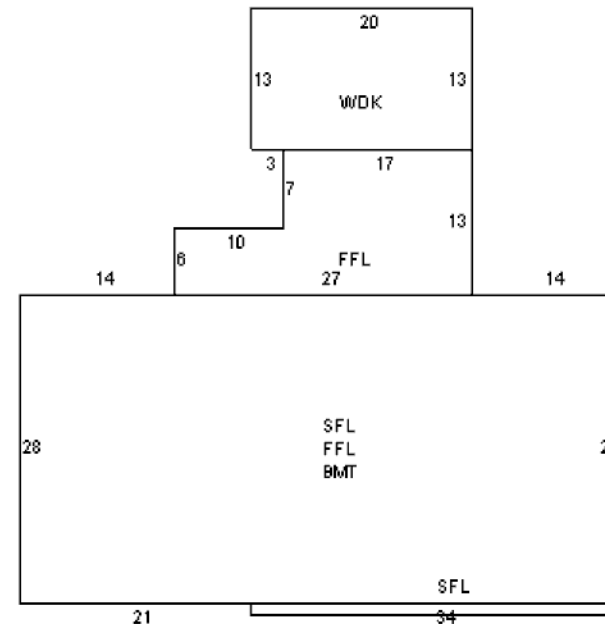
RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---------|-----|-----|----|
| 1 | 10 | 5 | |
| Totals | | | |
| 1 | 10 | 5 | |

COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|------|-----------|-----|------|------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

SKETCH



SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value | |
|--------------------|-------------|------------|-----------|--------------|------|
| FFL | 1ST FLOOR | 1,821 | 112.050 | 204,035 | |
| SFL | 2ND FLOOR | 1,574 | 112.050 | 176,359 | |
| BMT | BASEMENT | 1,540 | 28.010 | 43,137 | |
| WDK | WOOD DECK | 260 | 19.730 | 5,130 | |
| Net Sketched Area: | | 5,195 | Total: | 428,661 | |
| Size Ad | 3395 | Gross Area | 5195 | Fin Area | 3395 |

SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|----------|--------|---------|--------|----|-------|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

IMAGE

AssessPro Patriot Properties, Inc

