

Town Of Lincoln

!2902!



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GONANO DION FRANCIS
Owner 2:	CARBONNEAU AMANDA HELEN
Owner 3:	
Street 1:	21 DEER RUN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	FUSILLO - CONCETTA
Owner 2:	-
Street 1:	21 DEER RUN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.91 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1969, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 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 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		0.073		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									2,190						2,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	598,700	9,600	1.910	914,200	1,522,500
Total Card	598,700	9,600	1.910	914,200	1,522,500
Total Parcel	598,700	9,600	1.910	914,200	1,522,500
Source:	Market Adj Cost	Total Value per SQ unit /Card: 527.18		/Parcel: 527.18	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	594,400	9600	1.91	742,200	1,346,200	1,346,200	Year end	11/3/2022

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
FUSILLO, CONCETT	1603-130		6/22/2023		1,350,000	No	No	
FUSILLO, MICHAEL	989-62		9/21/1984	FAMILY		No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/2/2009	4320	BAYWINDO	4,497					

ACTIVITY INFORMATION

Date	Result	By	Name
11/22/2016	MEAS DENIED	4	JG
8/1/2008	MEAS+INSPCTD	25	D ERSKINE

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.90955	Total SF/SM:	83179.99	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	914,190	Spl Credit		Total:	914,200
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