



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LI LU
Owner 2:	XUE QI
Owner 3:	
Street 1:	15 DEER RUN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	CANNISTRARO - VINCENT F
Owner 2:	CANNISTRARO - KRISTIN E
Street 1:	15 DEER RUN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.93 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1966, Having Primarily STUCCO Exterior and SLATE Roof Cover, with 1 Units, 4 Baths, 0 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		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		0.093		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									2,790						2,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,558,300	1,400	1.930	914,800	2,474,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 395.36						/Parcel: 395.36	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	1,346,700	1400	1.93	742,800	2,090,900	2,090,900	Year end	11/3/2022

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CANNISTRARO, VI	1576-58		7/19/2021		2,250,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/14/2006	3569	ADDITION	250,000	C				CONST NEW FAM ROOM

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2022	INFO FR MLS	625	J Frank
11/20/2012	MEAS+INSPCTD	618	G BOURGAULT

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	9	- CONTEMPORARY
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	6	- STUCCO
Sec Wall:	8	- BRICK VEN 10%
Roof Struct:	2	- HIP
Roof Cover:	2	- SLATE
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	A-	- V GOOD-
Year Blt:	1966	Eff Yr Blt: 2000
Alt LUC:		Alt %:
Jurisdct:		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	2	- PLASTER
Sec Int Wall:		%
Partition:	E	- EXTNSIVE
Prim Floors:	3	- HARDWOOD
Sec Floors:	15	- CARPET 25%
Bsmnt Flr:		
Bsmnt Gar:		
Electric:	3	- TYPICAL
Insulation:	2	- TYPICAL
Int vs Ext:	S	
Heat Fuel:	3	- ELECTRIC
Heat Type:	14	- HVAC
# Heat Sys:	1	
% Heated:	100	% AC: 75
Solar HW:	NO	Central Vac: NO
% Com Wal:		% Sprinkled:

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
2	SHED/FR	D	Y	1	12X16	A	AV	2006	15.00	T	50	101			1,400			1,400

More: N	Total Yard Items:	1,400	Total Special Features:		Total:	1,400
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BATH FEATURES

Full Bath:	4	Rating: VERY GOOD
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	4	Rating: VERY GOOD

OTHER FEATURES

Kits:	1	Rating: GOOD
A Kits:		Rating:
Frpl:	3	Rating: AVERAGE
WSFlue:		Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	7.7%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		7.7%

CALC SUMMARY

Basic \$ / SQ:	150.00
Size Adj.:	0.85131711
Const Adj.:	1.07250607
Adj \$ / SQ:	136.956
Other Features:	117768
Grade Factor:	1.70
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1688277
Depreciation:	129997
Depreciated Total:	1558280

COMMENTS

HSE ANGLED BDRM OVER GARAGE.

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:	4	Baths:	4	HB:					

REMODELING

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

RES BREAKDOWN

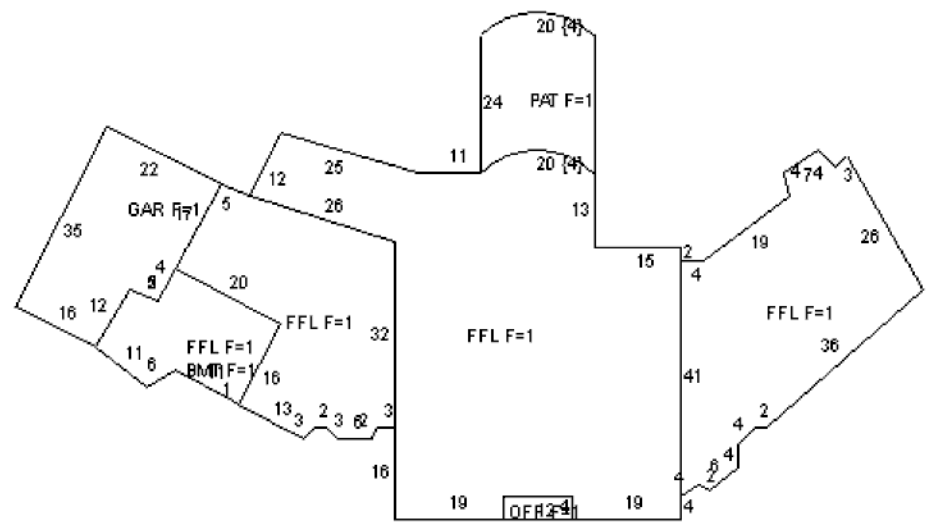
No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ: AvRate: Ind.Val
 Juris. Factor: Before Depr: 232.83
 Special Features: 0 Val/Su Net: 205.88
 Final Total: 1558300 Val/Su SzAd: 263.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	5,922	136.960	811,056	
GAR	GARAGE	698	36.000	25,128	
PAT	PATIO	480	14.000	6,720	
BMT	BASEMENT	421	75.330	31,712	
OFFP	OPEN PORCH	48	15.000	720	
Net Sketched Area:		7,569	Total:	875,336	
Size Ad	5922	Gross Area	7569	FinArea	6259

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	80	A	0

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID 122 5 0 0