

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LEE CHAIN
Owner 2:	LEE ALICE
Owner 3:	
Street 1:	3 DEER RUN ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	WALKER SEAN T -
Owner 2:	WALKER JANET B -
Street 1:	3 DEER RUN ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.87 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1972, having primarily CLAPBOARD Exterior and 3510 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.033		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									1,155						1,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.870	641,000	1,900	959,600	1,602,500
Total Card 1.870 641,000 1,900 959,600 1,602,500					
Total Parcel 1.870 641,000 1,900 959,600 1,602,500					
Source: Market Adj Cost		Total Value per SQ unit /Card: 456.50		/Parcel: 456.50	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	606,300	1800	1.87	931,600	1,539,700		Year End Roll	12/2/2024
2024	101	FV	598,100	1800	1.87	913,000	1,512,900		Year end	11/9/2023
2023	101	FV	594,000	1800	1.87	741,000	1,336,800	1,336,800	Year end	11/3/2022
2022	101	FV	528,400	2700	1.87	685,800	1,216,900	1,216,900	Year End Roll	10/19/2021
2021	101	FV	478,500	2700	1.87	641,000	1,122,200	1,122,200	Year End Roll	10/15/2020
2020	101	FV	474,500	2700	1.87	665,000	1,142,200	1,142,200	Year End Roll	9/26/2019
2019	101	FV	441,100	2700	1.87	647,400	1,091,200	1,091,200	Create Final va	6/4/2019
2018	101	FV	426,100	2700	1.87	647,400	1,076,200	1,076,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WALKER SEAN T,	1413-25		3/16/2012		921,000	No	No		
LINTOTT JAMES T	1334-70		3/9/2007		1,050,000	No	No		
BARRY JON T,	1272-60		8/1/2003		1,100,000	No	No		
HAROLD W. BARRY	833-193		4/30/1973	FAMILY	12,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/24/2003	2802	SHED	3,800	C	6/12/2004			

ACTIVITY INFORMATION

Date	Result	By	Name
6/10/2018	MEAS/EXT INS	622	K Cuoco
10/15/2009	MEAS/EXT INS	25	D ERSKINE
6/12/2004	MEAS/EXT INS	615	
9/1/2001	M&L COMPLETE	615	
5/11/1996	MEAS+INSPCTD	606	
3/18/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	25 25 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:	
CivilDistrict:	
Ratio:	

