

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BENDER LAURENCE H
Owner 2:	BENDER RUTH
Owner 3:	
Street 1:	20 DEER RUN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2507 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 1.97 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1966, having primarily STUCCO Exterior and 4051 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 12 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		0.133		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									4,655						4,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.970	736,800	6,000	963,100	1,705,900
Total Card 1.970 736,800 6,000 963,100 1,705,900					
Total Parcel 1.970 736,800 6,000 963,100 1,705,900					
Source: Market Adj Cost		Total Value per SQ unit /Card: 421.13		/Parcel: 421.13	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	697,000	5700	1.97	935,100	1,637,800		Year End Roll	12/2/2024
2024	101	FV	687,800	5700	1.97	916,000	1,609,500		Year end	11/9/2023
2023	101	FV	683,200	5700	1.97	744,000	1,432,900	1,432,900	Year end	11/3/2022
2022	101	FV	607,600	5700	1.97	688,800	1,302,100	1,302,100	Year End Roll	10/19/2021
2021	101	FV	570,700	5700	1.97	644,000	1,220,400	1,220,400	Year End Roll	10/15/2020
2020	101	FV	566,100	5700	1.97	668,000	1,239,800	1,239,800	Year End Roll	9/26/2019
2019	101	FV	514,900	5700	1.97	650,400	1,171,000	1,171,000	Create Final va	6/4/2019
2018	101	FV	514,900	5700	1.97	650,400	1,171,000	1,171,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GUARINO, GUY E.	1159-120		7/31/1996		640,000	No	No		
	710-102		10/1/1964		11,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/5/2017	MEAS/EXT INS	4	JG
8/1/2008	MEAS/EXT INS	25	D ERSKINE
9/22/2001	M&L COMPLETE	615	
3/18/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1: 26 12 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:

