

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MCLAUGHLIN TR MARGARET L
Owner 2:	BUCKALEW & MCLAUGHLIN FAM TRS
Owner 3:	
Street 1:	7 DEER RUN ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	WHELOCK - JOSEPH A
Owner 2:	WHELOCK - ANDRONICA T STANLEY
Street 1:	7 DEER RUN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2503

NARRATIVE DESCRIPTION

This parcel contains 1.88 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1965, having primarily WOOD SHING Exterior and 6163 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 2 HalfBaths, 10 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		0.043		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									1,505						1,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.880	1,093,700	8,200	959,900	2,061,800
Total Card	1.880	1,093,700	8,200	959,900	2,061,800
Total Parcel	1.880	1,093,700	8,200	959,900	2,061,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:		334.52	/Parcel: 334.52

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,035,100	7700	1.88	931,900	1,974,700		Year End Roll	12/2/2024
2024	101	FV	1,021,300	7700	1.88	913,300	1,942,300		Year end	11/9/2023
2023	101	FV	1,014,500	7700	1.88	741,300	1,763,500	1,763,500	Year end	11/3/2022
2022	101	FV	910,100	7900	1.88	686,100	1,604,100	1,604,100	Year End Roll	10/19/2021
2021	101	FV	855,100	7900	1.88	641,300	1,504,300	1,504,300	Year End Roll	10/15/2020
2020	101	FV	811,000	7300	1.88	665,300	1,483,600	1,483,600	Year End Roll	9/26/2019
2019	101	FV	736,000	7300	1.88	647,700	1,391,000	1,391,000	Create Final va	6/4/2019
2018	101	FV	736,000	7300	1.88	647,700	1,391,000	1,391,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WHELOCK,JOSEPH	1545-138		6/21/2019		2,200,000	No	No		
CANTLIN, JOHN H	1155-1		5/2/1996		670,000	No	No		
ANTOINETTE CANT	1073-97		9/10/1990	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/25/2014	5922	KITCHEN	10,000	C	12/19/2014			Replace kitchen ca
3/14/2004	2863	ADDITION	273,000	C	5/14/2005			add 12 ft to back
12/30/1999	1864	RENOVATI	43,500	C	6/4/2000			basement 6/4/00

ACTIVITY INFORMATION

Date	Result	By	Name
12/12/2024	MEAS/EXT INS	6	JN
7/14/2020	CHG FM OTHER	624	W Coelho
4/23/2015	PERMIT VISIT	618	G BOURGAULT
11/17/2010	MEAS/EXT INS	25	D ERSKINE
5/14/2005	MEAS+INSPCTD	615	
6/19/2004	MEAS/EXT INS	615	
6/4/2000	MEAS+INSPCTD	611	
3/15/1996	MEAS+INSPCTD	606	
3/15/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	26 3 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:	

!1041!

PRINT

Date	Time
09/26/25	15:42:34

LAST REV

Date	Time
01/14/25	12:08:48

apro 1041

