



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CANNISTRARO VINCENT F
Owner 2:	CANNISTRARO KRISTIN E
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:	BARBO A DENNIS TR -
Owner 2:	MBA REALTY TRUST -
Street 1:	15 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) 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	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	8.	1.000	R4									640,000						640,000	
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	Legal Description	User Acct
101	949,900	2,400	1.910	642,200	1,594,500		0
							GIS Ref
							GIS Ref
Total Card	949,900	2,400	1.910	642,200	1,594,500	Entered Lot Size	
Total Parcel	949,900	2,400	1.910	642,200	1,594,500	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		254.76	/Parcel:	254.76	Insp Date
						Land Unit Type:	11/20/12

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	934,100	2400	1.91	666,200	1,602,700	1,602,700	Year End Roll	9/26/2019
2019	101	FV	952,600	2400	1.91	648,600	1,603,600	1,603,600	Create Final value 2019	6/4/2019
2018	101	FV	952,600	2400	1.91	648,600	1,603,600	1,603,600	Year End Roll	9/28/2017
2017	101	FV	894,700	2400	1.91	642,200	1,539,300	1,539,300	Year End Roll	9/29/2016
2016	101	FV	876,700	2400	1.91	623,800	1,502,900	1,502,900	Year End Roll	1/14/2016
2015	101	FV	853,600	2400	1.91	577,400	1,433,400	1,433,400	Year End	10/2/2014
2014	101	FV	792,200	2400	1.91	538,200	1,332,800	1,332,800	Year End Roll	1/23/2014
2013	101	FV	1,406,500	2400	1.91	522,200	1,931,100	1,931,100	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BARBO A DENNIS	1367-29		4/14/2009	FAMILY		1	No	No		TRUST CERT#223560
KOLLIGIAN ZOE T	1248-10		2/5/2002		1650000	No	No			TRUST CERT#223560
ZOE KOLLIGIAN	1122-16		1/20/1994	FAMILY		1	No	No		
GREGORY S. KOLL	857-103		12/23/1974	FAMILY		0	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
11/20/2012	MEAS+INSPCTD	618	G BOURGAULT
5/25/2007	MEAS/EXT INS	100	
12/13/2003	MEAS/EXT INS	615	
9/1/2001	M&L EXTERIOR	615	
3/15/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

