



Patriot
Properties Inc.

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(n) COLONIAL Building Built about 1966, Having Primarily STUCCO Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 12 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		0.133		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									3,990						4,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	570,700	5,700	1.970	644,000	1,220,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 301.27						/Parcel: 301.27	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
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 value 2019	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
2017	101	FV	501,500	5700	1.97	644,000	1,151,200	1,151,200	Year End Roll	9/29/2016
2016	101	FV	483,100	5700	1.97	625,600	1,114,400	1,114,400	Year End Roll	1/14/2016
2015	101	FV	478,700	5700	1.97	579,200	1,063,600	1,063,600	Year End	10/2/2014
2014	101	FV	448,500	5700	1.97	540,000	994,200	994,200	Year End Roll	1/23/2014
2013	101	FV	439,900	5700	1.97	524,000	969,600	969,600	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GUARINO, GUY E.	1159-120		7/31/1996		640000	No	No			
	710-102		10/1/1964		11500	No	No			

BUILDING PERMITS

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

Total AC/HA: 1.96955	Total SF/SM: 85793.60	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 4	Total: 643,990	Spl Credit	Total: 644,000
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