



**Patriot Properties Inc.**

**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 TRST
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:	WHEELOCK - JOSEPH A
Owner 2:	WHEELOCK - 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(n) COLONIAL Building Built about 1965, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 2 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		0.043		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									1,290						1,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	855,100	7,900	1.880	641,300	1,504,300		0
							GIS Ref
							GIS Ref
							Insp Date
							11/17/10
Total Card	855,100	7,900	1.880	641,300	1,504,300	Entered Lot Size	
Total Parcel	855,100	7,900	1.880	641,300	1,504,300	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 244.07		/Parcel: 244.07			Land Unit Type:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
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 value 2019	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
2017	101	FV	716,300	7300	1.88	641,300	1,364,900	1,364,900	Year End Roll	9/29/2016
2016	101	FV	689,300	7300	1.88	622,900	1,319,500	1,319,500	Year End Roll	1/14/2016
2015	101	FV	682,900	7300	1.88	576,500	1,266,700	1,266,700	Year End	10/2/2014
2014	101	FV	637,700	7300	1.88	537,300	1,182,300	1,182,300	Year End Roll	1/23/2014
2013	101	FV	624,800	7300	1.88	521,300	1,153,400	1,153,400	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WHEELOCK,JOSEPH	1545-138		6/21/2019		2200000	No	No			
CANTLIN, JOHN H	1155-1		5/2/1996		670000	No	No			
ANTOINETTE CANT	1073-97		9/10/1990	FAMILY	0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/25/2014	5922	KITCHEN	10,000	C	12/19/2014			Replace kitchen ca
3/14/2004	2863	ADDITION	273,000	C	6/19/2004			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
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

