



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FRAIMAN RICHARD B
Owner 2:	FRAIMAN LENIE S
Owner 3:	
Street 1:	16 DEER RUN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2507 Type:

PREVIOUS OWNER

Owner 1:	TRIPPE CHARLES W -
Owner 2:	TRIPPE BLAIR L -
Street 1:	16 DEER RUN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2507

NARRATIVE DESCRIPTION

This Parcel contains 2.84 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1965, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 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 Infru	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		1.003		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									30,090						30,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	560,400	20,300	2.840	670,100	1,250,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 311.61						/Parcel: 311.61	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	555,600	20300	2.84	694,100	1,270,000	1,270,000	Year End Roll	9/26/2019
2019	101	FV	504,000	20300	2.84	676,500	1,200,800	1,200,800	Create Final value 2019	6/4/2019
2018	101	FV	504,000	20300	2.84	676,500	1,200,800	1,200,800	Year End Roll	9/28/2017
2017	101	FV	490,400	20300	2.84	670,100	1,180,800	1,180,800	Year End Roll	9/29/2016
2016	101	FV	471,900	20300	2.84	651,700	1,143,900	1,143,900	Year End Roll	1/14/2016
2015	101	FV	467,400	20300	2.84	605,300	1,093,000	1,093,000	Year End	10/2/2014
2014	101	FV	436,300	20300	2.84	566,100	1,022,700	1,022,700	Year End Roll	1/23/2014
2013	101	FV	427,400	20300	2.84	550,100	997,800	997,800	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TRIPPE CHARLES	1383-147		5/12/2010	CHD>SALE	880000	No	No			
GREEN, CATHERIN	1127-179		6/10/1994		585000	No	No			
	715-68		3/1/1965		12950	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/18/2010	4464	RENOVATI	33,000	C	7/20/2010			kitch, masterbath

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2011	M&L EXTERIOR	25	D ERSKINE
7/20/2010	PERMIT VISIT	25	D ERSKINE
8/1/2008	MEAS/EXT INS	25	D ERSKINE
9/7/2001	M&L EXTERIOR	615	
3/15/1996	MEAS+INSPCTD	606	
7/17/1995	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA

