



**Patriot Properties Inc.**

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
23		DEERHAVEN RD, LINCOLN

**OWNERSHIP**

Owner 1:	MARANGOLY ELSIE
Owner 2:	
Owner 3:	
Street 1:	23 DEERHAVEN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	MCCARTHY SARAH H -
Owner 2:	-
Street 1:	23 DEERHAVEN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1809

**NARRATIVE DESCRIPTION**

This Parcel contains 1.9 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1963, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 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 Influ	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	7.	1.000	R3									560,000						560,000	
101	ONE FAM		0.063		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									1,890						1,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	279,300		1.900	561,900	841,200	529	0
							GIS Ref
							GIS Ref
							Insp Date
							05/30/18
Total Card			279,300	1.900	561,900	841,200	Entered Lot Size
Total Parcel			279,300	1.900	561,900	841,200	Total Land:
Source: Market Adj Cost			Total Value per SQ unit /Card: 274.63		/Parcel: 274.63	Land Unit Type:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	254,300	0	1.9	544,300	798,600	798,600	Create Final value 2019	6/4/2019
2018	101	FV	229,800	0	1.9	544,300	774,100	774,100	Year End Roll	9/28/2017
2017	101	FV	227,700	0	1.9	513,900	741,600	741,600	Year End Roll	9/29/2016
2016	101	FV	225,500	0	1.9	498,700	724,200	724,200	Year End Roll	1/14/2016
2015	101	FV	221,100	0	1.9	461,900	683,000	683,000	Year End	10/2/2014
2014	101	FV	212,400	0	1.9	413,900	626,300	626,300	Year End Roll	1/23/2014
2013	101	FV	208,100	0	1.86	400,700	608,800	608,800	Year End Roll	10/25/2012
2012	101	FV	208,100	0	1.86	440,700	648,800	648,800	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MCCARTHY SARAH	1323-6		7/10/2006		735000	No	No			
PARTOVI FIROOZ,	1218-44		2/17/2000		485000	No	No			
RICHARD/BEVERLY	1129-7		7/1/1994		338000	No	No			
EDWARD J. O'NEI	995-14		2/27/1985		230000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/6/2015	6049	SOLAR PA	14,000	C	10/26/2018			Install solar pane
12/7/2010	4626	WINDOWS	17,335	C				replace 19win;1 pa

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/30/2018	MEAS/EXT INS	622	K Cuoco
10/15/2009	MEAS/EXT INS	25	D ERSKINE
2/11/2003	ABATE-INSPEC	600	
8/25/2001	M&L EXTERIOR	613	
5/14/1996	MEAS+INSPCTD	606	
7/28/1995	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA

