



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HALPIN MICHAEL G
Owner 2:	HALPIN LYNNE C
Owner 3:	
Street 1:	11 DEERHAVEN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	FAVENESI JAMES A -
Owner 2:	FAVENESI PAMELA -
Street 1:	11 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 1961, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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 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	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	236,300	8,400	1.900	561,900	806,600	530	0				
							GIS Ref				
							GIS Ref				
Total Card					236,300	8,400	1.900	561,900	806,600	Entered Lot Size	
Total Parcel					236,300	8,400	1.900	561,900	806,600	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card: 315.87			/Parcel: 315.87		Land Unit Type:		Insp Date	
											06/11/12

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	214,800	8400	1.9	544,300	767,500	767,500	Create Final value 2019	6/4/2019
2018	101	FV	214,800	8400	1.9	544,300	767,500	767,500	Year End Roll	9/28/2017
2017	101	FV	212,700	8400	1.9	513,900	735,000	735,000	Year End Roll	9/29/2016
2016	101	FV	210,500	8400	1.9	498,700	717,600	717,600	Year End Roll	1/14/2016
2015	101	FV	206,300	8400	1.9	461,900	676,600	676,600	Year End	10/2/2014
2014	101	FV	197,700	8400	1.9	413,900	620,000	620,000	Year End Roll	1/23/2014
2013	101	FV	193,400	8400	1.85	400,400	602,200	602,200	Year End Roll	10/25/2012
2012	101	FV	193,400	7400	1.85	440,400	641,200	641,200	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FAVENESI JAMES	1252-18		5/10/2002		699000	No	No			
TRACEY CAROLINE	1228-38		10/2/2000		595000	No	No			
ROBERT J. TRACE	1103-85		11/9/1992	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/24/2017	6703	RENOVATI	40,750	C	6/29/2017			Remodel guest and
6/29/2011	4776	SHED	4,000	C	6/11/2012			8x10 prefab shed i
5/21/2010	4465	FINISH B	56,900	C	6/30/2011			reconst bsmt to li
3/22/2010	4408	DEMOLITI	8,000	C	7/20/2010			demo fin bmt due t
4/4/2008	3906	SHED		C	6/2/2009			10x20 shed
2/1/2008	3881	DEMOLITI	4,500	C	6/2/2009			emergency demo of
12/2/2004	3096	ROOF		C	3/14/2005			

ACTIVITY INFORMATION

Date	Result	By	Name
12/3/2018	PERMIT VISIT	622	K Cuoco
6/11/2012	MEAS/EXT INS	25	D ERSKINE
6/30/2011	M&L EXTERIOR	25	D ERSKINE
7/20/2010	MEAS/EXT INS	25	D ERSKINE
6/2/2009	PERMIT VISIT	25	D ERSKINE
12/13/2003	MEAS+INSPECTD	615	
8/25/2001	M&L COMPLETE	613	
3/11/1996	MEAS+INSPECTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	19	- RANCH
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	1	- WOOD SHING
Sec Wall:	8	- BRICK VEN 20%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	C+	- AVG. (+)	
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2	- PLASTER	
Sec Int Wall:	1	- DRYWALL 50%	
Partition:	T	- TYPICAL	
Prim Floors:	3	- HARDWOOD	
Sec Floors:	4	- CARPET 50%	
Bsmnt Flr:			
Bsmnt Gar:	2		
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	2	- GAS	
Heat Type:	3	- FORCED H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

BATH FEATURES

Full Bath:	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frp:	2	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	29.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			29.4%

CALC SUMMARY

Basic \$ / SQ:	85.00
Size Adj.:	1.07894731
Const Adj.:	1.02010000
Adj \$ / SQ:	93.554
Other Features:	65144
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	334638
Depreciation:	98384
Depreciated Total:	236254

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM	s	9	BR	s	3	Bath	s	2	HB	1	

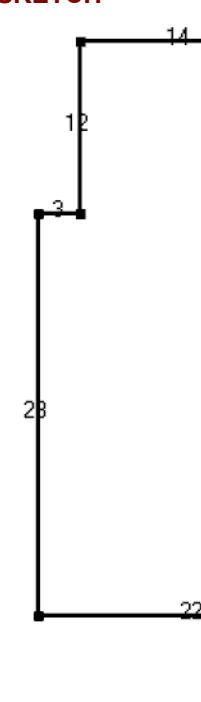
REMODELING

Exterior:							
Interior:							
Additions:							
Kitchen:							
Baths:							
Plumbing:							
Electric:							
Heating:							
General:							
Totals							
No Unit	1	RMS	9	BRS	3	FL	

RES BREAKDOWN

No Unit	1	RMS	9	BRS	3	FL	
Totals	1	9	3				

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,824	32.740	59,725	
FFL	1ST FLOOR	1,824	93.550	170,642	
WDK	WOOD DECK	96	29.090	2,793	
OP	OPEN PORCH	32	15.000	480	
Net Sketched Area:		3,776	Total:	233,640	
Size Ad	1824	Gross Area	3776	FinArea	2554

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
11	POOL I-V	D	Y	1	20X40	A	AV	1961	18.00	T	70	101			4,300			4,300
2	SHED/FR	D	Y	1	12x20	A	AV	2008	15.00	T	15	101			3,100			3,100
2	SHED/FR	D	Y	1	8x10	A	AV	2012	15.00	T	15	101			1,000			1,000

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

PARCEL ID

Parcel ID	120 33 0
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IMAGE



AssessPro Patriot Properties, Inc

More: N

Total Yard Items: 8,400

Total Special Features:

Total: 8,400