



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FISCALE JOSEPH
Owner 2:	FISCALE ROSANNA
Owner 3:	
Street 1:	4 DEERHAVEN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1806 Type:

PREVIOUS OWNER

Owner 1:	FISCALE - JOSEPH
Owner 2:	FISCALE - ROSANNA
Street 1:	4 DEERHAVEN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1806

NARRATIVE DESCRIPTION

This Parcel contains 1.9 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1958, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
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	6.35	0.900	R2			LOCATIO	-10					457,200						457,200	
101	ONE FAM		0.063		ACRES	EXCESS ACRE		0	30,000.	0.850	R2			TOPOGR	-15					1,607						1,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	201,300	700	1.900	458,800	660,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 318.83						/Parcel: 318.83	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	182,700	700	1.9	419,100	602,500	602,500	Create Final value 2019	6/4/2019
2018	101	FV	182,700	700	1.9	419,100	602,500	602,500	Year End Roll	9/28/2017
2017	101	FV	180,800	700	1.9	406,900	588,400	588,400	Year End Roll	9/29/2016
2016	101	FV	179,000	700	1.9	406,900	586,600	586,600	Year End Roll	1/14/2016
2015	101	FV	175,200	700	1.9	345,300	521,200	521,200	Year End	10/2/2014
2014	101	FV	167,800	700	1.9	372,700	541,200	541,200	Year End Roll	1/23/2014
2013	101	FV	164,000	700	1.87	401,000	565,700	565,700	Year End Roll	10/25/2012
2012	101	FV	164,000	700	1.87	441,000	605,700	605,700	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FISCALE, JOSEPH	1520-97		12/21/2017	CONVENIENC		10	No	No		
JOSEPH FISCALE,	1052-164		12/29/1988	PART INTERES		0	No	No		

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
3/17/2003	2656	ROOF		C	7/1/2003			

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2011	MEAS+INSPCTD	618	G BOURGAULT
8/4/2008	MEAS+INSPCTD	25	D ERSKINE
8/25/2001	M&L COMPLETE	613	
3/11/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

