



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
29		HORSESHOE LN, LINCOLN

**OWNERSHIP**

Owner 1:	DEERHAVEN LLC
Owner 2:	
Owner 3:	
Street 1:	C/O JOSH SOLAR
Street 2:	20 HORSESHOE LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	Solar - Jane M
Owner 2:	-
Street 1:	29 Horseshoe Ln
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 1.87 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1965, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 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 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		0.03296		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									989						1,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	312,800		1.870	561,000	873,800	See plan 6/25/09 for land division.	
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 345.80						/Parcel: 345.80	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	291,000	0	1.87	543,400	834,400	834,400	Create Final value 2019	6/4/2019
2018	101	FV	291,000	0	1.87	543,400	834,400	834,400	Year End Roll	9/28/2017
2017	101	FV	291,000	0	1.87	513,000	804,000	804,000	Year End Roll	9/29/2016
2016	101	FV	287,800	0	1.87	497,800	785,600	785,600	Year End Roll	1/14/2016
2015	101	FV	275,400	0	1.87	461,000	736,400	736,400	Year End	10/2/2014
2014	101	FV	272,300	0	1.87	413,000	685,300	685,300	Year End Roll	1/23/2014
2013	101	FV	266,000	0	1.87	401,000	667,000	667,000	Year End Roll	10/25/2012
2012	101	FV	287,800	0	1.87	441,000	728,800	728,800	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Solar, Jane M	1428-133		12/28/2012	CONVENIENC		1	No	No		multi parcel
ROBERT L. SOLAR	1050-83		10/26/1988	FAMILY		0	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/7/2010	4448	BARN	52,000	C	7/21/2010			construct horse ba

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/21/2010	MEAS/EXT INS	25	D ERSKINE
8/1/2008	MEAS/EXT INS	25	D ERSKINE
8/25/2001	M&L COMPLETE	613	
3/11/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	20 - DECK HSE
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

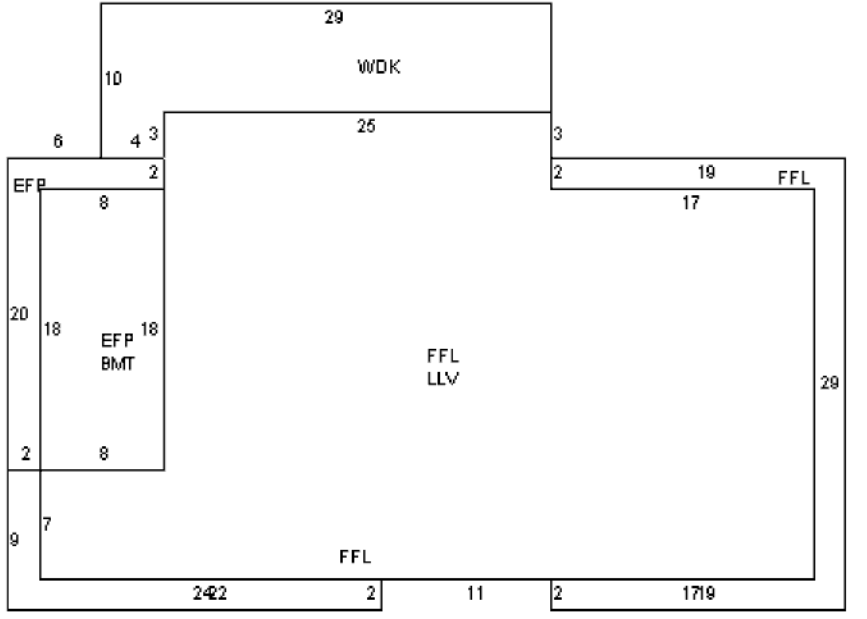
**BATH FEATURES**

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

**COMMENTS**

SEE LAND DIVISION - JANE M SOLAR - JUNE 25, 2009.

**SKETCH**



**GENERAL INFORMATION**

Grade:	C+ - AVG. (+)		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

**CONDO INFORMATION**

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

**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												

**DEPRECIATION**

Phys Cond:	GD - Good	19.8%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		19.8%

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

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

**INTERIOR INFORMATION**

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

**CALC SUMMARY**

Basic \$ / SQ:	85.00
Size Adj.:	1.17283297
Const Adj.:	1.01999998
Adj \$ / SQ:	101.685
Other Features:	41500
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	390005
Depreciation:	77221
Depreciated Total:	312784

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	878013.0977
Juris. Factor:		Val/Su Fin:	123.78	
Special Features:	0	Val/Su Net:	97.48	
Final Total:	312800	Val/Su SzAd	220.44	

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,419	101.680	144,290	
LLV	LOWR LEVEL	1,231	119.480	147,079	
WDK	WOOD DECK	215	20.880	4,489	
ENCL	ENCL PORCH	200	36.000	7,200	
BMT	BASEMENT	144	25.420	3,661	
Net Sketched Area:		3,209	Total:	306,719	
Size Ad	1419	Gross Area	3209	FinArea	2527

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL		1ST FLOOR			
LLV	100	FLA	90	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	

**IMAGE**

AssessPro Patriot Properties, Inc



More:	N	Total Yard Items:		Total Special Features:		Total:	
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