



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MASCARI TR RITA
Owner 2:	MASCARI TR LUCIANO
Owner 3:	MASCARI FAMILY REALTY TRUST
Street 1:	29 DEERHAVEN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1809 Type:

PREVIOUS OWNER

Owner 1:	MASCARI - RITA
Owner 2:	MASCARI - LUCIANO
Street 1:	29 DEERHAVEN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1809

NARRATIVE DESCRIPTION

This Parcel contains 2.5 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1968, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 2 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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	7.91	1.000	R3									632,800						632,800	
101	ONE FAM		0.663		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									19,890						19,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	407,000	3,200	2.500	652,700	1,062,900
Total Card	407,000	3,200	2.500	652,700	1,062,900
Total Parcel	407,000	3,200	2.500	652,700	1,062,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		247.14	/Parcel: 247.14

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
11/17/16

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	380,600	3200	2.5	579,900	963,700	963,700	Year End Roll	10/15/2020
2020	101	FV	377,200	3200	2.5	579,900	960,300	960,300	Year End Roll	9/26/2019
2019	101	FV	343,400	3200	2.5	562,300	908,900	908,900	Create Final value 2019	6/4/2019
2018	101	FV	343,400	3200	2.5	562,300	908,900	908,900	Year End Roll	9/28/2017
2017	101	FV	340,100	0	2.5	531,900	872,000	872,000	Year End Roll	9/29/2016
2016	101	FV	336,700	0	2.5	516,700	853,400	853,400	Year End Roll	1/14/2016
2015	101	FV	329,900	0	2.5	479,900	809,800	809,800	Year End	10/2/2014
2014	101	FV	316,400	0	2.5	431,900	748,300	748,300	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
MASCARI,RITA	1562-24		8/31/2020	CONVENIENC		1	No	No
PAUL E. MCWADE	1011-153		4/16/1986		380,000	No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
10/28/2020	R-20-0194	MANUAL	6,000	C	12/18/2020			Weatherization/air

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2016	MEAS/EXT INS	4	JG
8/4/2008	MEAS+INSPCTD	25	D ERSKINE
8/25/2001	ENTRY DENIED	613	
5/6/1996	MEAS+INSPCTD	600	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	19 - RANCH		
Sty Ht:	1 - 1		
(Liv) Units:	2	Total:	2
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:	3	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

COMMENTS

APT IN BMT.KIT,LVRM,BED, BATH.

GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1968	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

OTHER FEATURES

Kits:	2	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	3	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

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:	10	BR:	4	Bath:	3	HB:	1				

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

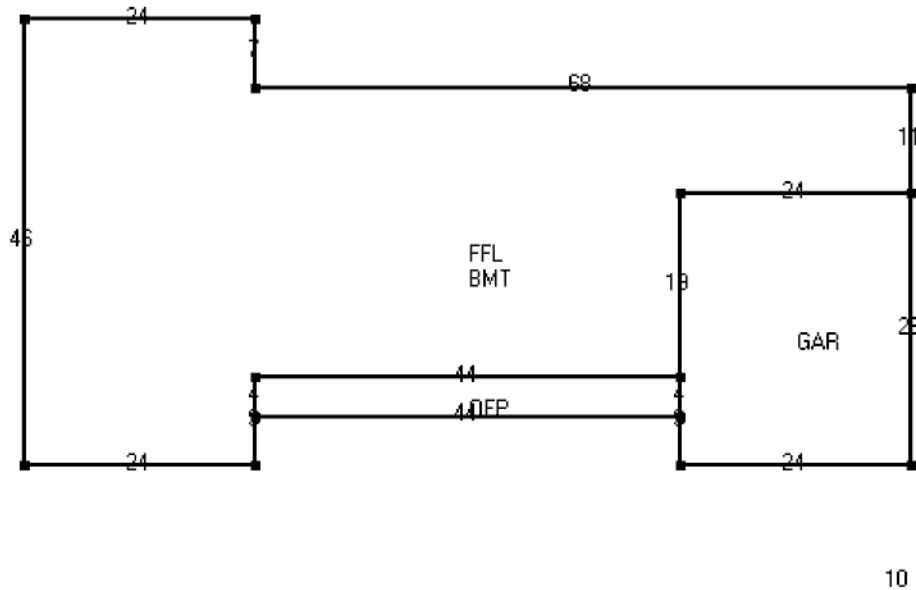
REMODELING

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

RES BREAKDOWN

No	Unit	RMS	BRS	FL
	1	10	4	1
Totals				
	1	10	4	

SKETCH



INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Bsmnt Gar:	

DEPRECIATION

Phys Cond:	GD - Good	19.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		19.2%

CALC SUMMARY

Basic \$ / SQ:	96.00
Size Adj.:	0.97321427
Const Adj.:	1.01999998
Adj \$ / SQ:	95.297
Other Features:	72505
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	503755
Depreciation:	96721
Depreciated Total:	407034

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	2,688	38.120	102,463	
FFL	1ST FLOOR	2,688	95.300	256,159	
GAR	GARAGE	672	36.000	24,192	
OFP	OPEN PORCH	176	15.000	2,640	
Net Sketched Area:		6,224	Total:	385,454	
Size Ad	2688	Gross Area	6224	FinArea	4301

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	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
19	PATIO	D	Y	1	12X48	A	FR	2017	7.00	T	20	101			3,200			3,200

More:	N	Total Yard Items:	3,200	Total Special Features:		Total:	3,200
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IMAGE

AssessPro Patriot Properties, Inc

