



**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	7.91	1.000	R3									632,800						632,800	
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
101	255,200	8,400	1.900	634,700	898,300
Total Card 255,200 8,400 1.900 634,700 898,300					
Total Parcel 255,200 8,400 1.900 634,700 898,300					
Source: Market Adj Cost		Total Value per SQ unit /Card: 351.78		/Parcel: 351.78	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	238,400	8400	1.9	561,900	808,700	808,700	Year End Roll	10/15/2020
2020	101	FV	236,300	8400	1.9	561,900	806,600	806,600	Year End Roll	9/26/2019
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

**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		699,000	No	No			
TRACEY CAROLINE	1228-38		10/2/2000		595,000	No	No			
ROBERT J. TRACE	1103-85		11/9/1992	FAMILY		No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/28/2021	R-21-0149	RENO-ADD	549,826	O				Removal of existin
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+INSPCTD	615	
8/25/2001	M&L COMPLETE	613	
3/11/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: 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

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

INTERIOR INFORMATION

Table with interior details: 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

SPEC FEATURES/YARD ITEMS

Table with 14 columns: 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

Summary row: More: N, Total Yard Items: 8,400, Total Special Features: , Total: 8,400

BATH FEATURES

Table with bath details: 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

Table with other features: Kits: 1, Rating: GOOD, A Kits: , Rating: , Frpl: 2, Rating: AVERAGE, WSFlue: 1, Rating: AVERAGE

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name:

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average, 29.0%, Functional: , Economic: , Special: , Override: , Total: 29.4%

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 96.00, Size Adj.: 1.07894731, Const Adj.: 1.02010000, Adj \$ / SQ: 105.661, Other Features: 65144, Grade Factor: 1.10, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 361456, Depreciation: 106268, Depreciated Total: 255188

COMMENTS

Empty comments box.

RESIDENTIAL GRID

Table with residential grid details: 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: RMs: 9, BRs: 3, Baths: 2, HB: 1

REMODELING

Table with remodeling categories: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

RES BREAKDOWN

Table with resource breakdown: No Unit, RMS, BRS, FL, Totals: 1, 9, 3

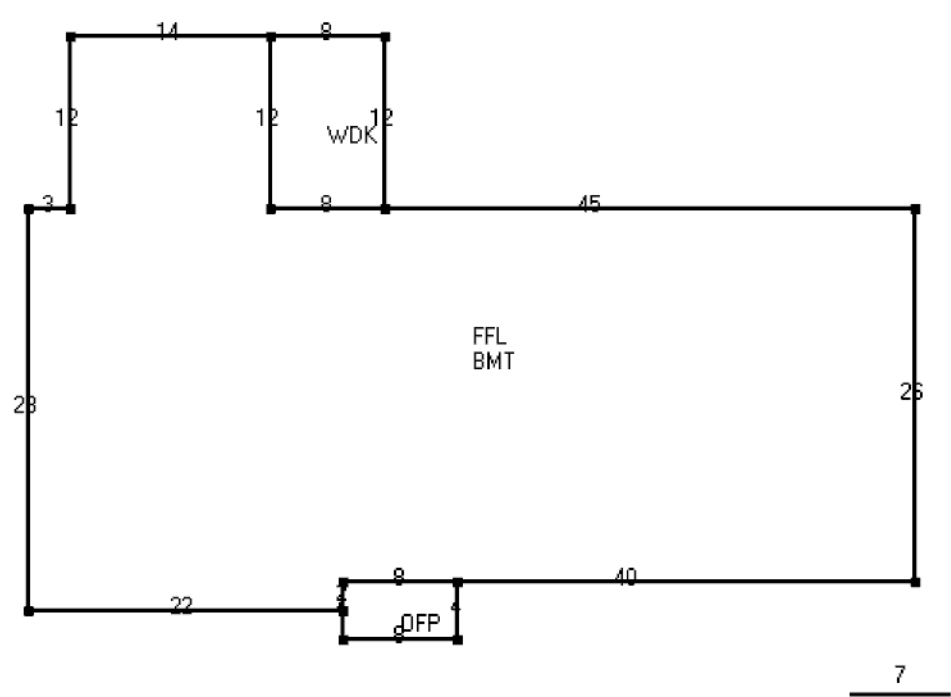
COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val: 718632.0079, Juris. Factor, Before Depr: 116.23, Special Features: 0, Val/Su Net: 67.58, Final Total: 255200, Val/Su SzAd: 139.91

PARCEL ID

120 33 0

SKETCH



SUB AREA

Table with sub-area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 3,776, Total: 263,452, Size Ad: 1824, Gross Area: 3776, FinArea: 2554

SUB AREA DETAIL

Table with sub-area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten, BMT, 100, RRM, 40, A, 0

IMAGE

AssessPro Patriot Properties, Inc

