| 120 | 28 | 0 | | 1 of 1 | RESIDENTIAL | TOTAL ASSESSED: | 1,020,300 |
|---|---|---|---|---|---|---|---|
| Map | Lot | Sublot | Building | Unit | CARD | !965! | |

# Town Of Lincoln

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 22 | | DEERHAVEN RD, LINCOLN |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | MARANGOLY DIANE |
| Owner 2: | MARANGOLY JR GEORGE |
| Owner 3: | |
| Street 1: | 22 DEERHAVEN RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 01773-1806 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | KENNEDY TR - JOHN P |
| Owner 2: | KENNEDY TR - SYLVIA P |
| Street 1: | 22 DEERHAVEN RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry: |
| Postal: | 01773-1806 |

## NARRATIVE DESCRIPTION

This Parcel contains 2.2 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1979, Having Primarily BRICK VENR Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Descip | % | Item | Code | Descrip |
|---|---|---|---|---|---|---|
| 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 |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 367,800 | 8,800 | 2.200 | 643,700 | 1,020,300 |
| Total Card | 367,800 | 8,800 | 2.200 | 643,700 | 1,020,300 |
| Total Parcel | 367,800 | 8,800 | 2.200 | 643,700 | 1,020,300 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 236.34 | /Parcel: 236.34

**Legal Description**

**Entered Lot Size**

Total Land:

Land Unit Type:

**User Acct**

**GIS Ref**

**GIS Ref**

**Insp Date** 07/08/19

## PREVIOUS ASSESSMENT

Parcel ID: 120 28 0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2021 | 101 | FV | 356,100 | 8800 | 2.2 | 570,900 | 935,800 | 935,800 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 353,100 | 8800 | 2.2 | 570,900 | 932,800 | 932,800 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 404,700 | 8800 | 2.2 | 553,300 | 966,800 | 966,800 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 404,700 | 8800 | 2.2 | 553,300 | 966,800 | 966,800 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 392,800 | 8800 | 2.2 | 522,900 | 924,500 | 924,500 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 388,700 | 8800 | 2.2 | 507,700 | 905,200 | 905,200 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 380,300 | 8800 | 2.2 | 470,900 | 860,000 | 860,000 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 363,600 | 8800 | 2.2 | 422,900 | 795,300 | 795,300 | Year End Roll | 1/23/2014 |

**PRINT**

| Date | Time |
|---|---|
| 09/30/21 | 18:29:18 |

**LAST REV**

| Date | Time |
|---|---|
| 07/22/19 | 10:58:06 |

apro

965

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| KENNEDY TR,JOHN | 1545-168 | | 6/25/2019 | | 975,000 | No | No | | | |
| KENNEDY,JOHN P | 1433-58 | | 4/25/2013 | FAMILY | 100 | No | No | | | |
| HAROLD E. LAWSO | 904-96 | | 5/17/1978 | | 41,900 | No | No | | | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 7/14/1997 | 1229 | POOL | 24,000 | C | 3/17/1998 | | | 3/17/98 100% |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 7/8/2019 | INSPECTED | 1 | H M SCHEID |
| 11/27/2018 | PERMIT VISIT | 622 | K Cuoco |
| 11/17/2016 | MEAS/EXT INS | 4 | JG |
| 8/4/2008 | MEAS+INSPCTD | 25 | D ERSKINE |
| 8/25/2001 | M&L COMPLETE | 613 | |
| 3/17/1998 | MEAS/EXT INS | 602 | |
| 5/13/1996 | MEAS+INSPCTD | 606 | |
| 3/14/1996 | MEAS/EXT INS | 606 | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 24 23 0 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |

## 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 | | 0.363 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R3 | | | | | | | | | 10,890 | | | | | | 10,900 | |

| Total AC/HA: | 2.19955 | Total SF/SM: | 95812.39 | Parcel LUC: | 101 | ONE FAM | Prime NB Desc | RES CAT 3 | Total: | 643,690 | Spl Credit | | Total: | 643,700 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 19 - RANCH | | |
| Sty Ht: | 1 - 1 | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - CONCRETE | | |
| Frame: | 1 - WOOD | | |
| Prime Wall: | 8 - BRICK VENR | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - HIP | | |
| Roof Cover: | 1 - ASPHALT | | |
| Color: | | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B- - GOOD (-) | | |
| Year Blt: | 1979 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 1 - DRYWALL | | |
| Sec Int Wall: | | | % |
| Partition: | T - TYPICAL | | |
| Prim Floors: | 3 - HARDWOOD | | |
| Sec Floors: | 5 - LINO/VINYL | 20 | % |
| 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: | Yes |
| % 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: | 2 | Rating: | AVERAGE |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | AVERAGE |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | AVERAGE |
| WSFlue: | 1 | Rating: | AVERAGE |

## CONDO INFORMATION

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

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 23. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 23 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 96.00 |
| Size Adj.: | 0.88898540 |
| Const Adj.: | 1.06469989 |
| Adj $ / SQ: | 90.864 |
| Other Features: | 57674 |
| Grade Factor: | 1.20 |
| Neighborhood Inf: | 1.00000000 |
| LUC Factor: | 1.00 |
| Adj Total: | 477628 |
| Depreciation: | 109854 |
| Depreciated Total: | 367774 |

## 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 | RMs: | 10 | BRs: | 3 | Baths: | 2 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

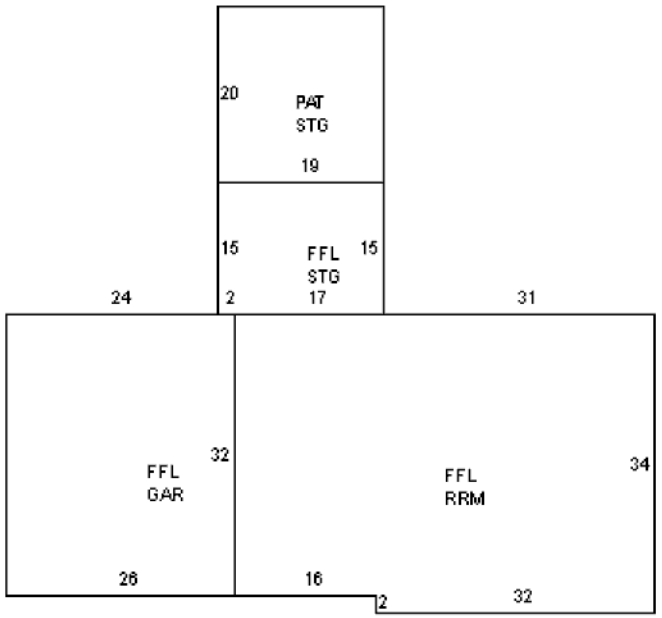
## REMODELING

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

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 10 | 3 | |
| Totals | | | |
| 1 | 10 | 3 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val 896360.8786 |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 109.04 |
| Special Features: | 0 | Val/Su Net: | 59.38 |
| Final Total: | 367800 | Val/Su SzAd | 85.20 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | 1ST FLOOR | 2,717 | 90.860 | 246,878 |
| RRM | REC ROOM | 1,600 | 31.800 | 50,884 |
| GAR | GARAGE | 832 | 36.000 | 29,952 |
| STG | STORAGE | 665 | 15.000 | 9,975 |
| PAT | PATIO | 380 | 7.000 | 2,660 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 6,194 | | | Total: | 340,349 |
| Size Ad | 4317 | Gross Area | 6194 | FinArea | 4317 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 12 | POOL I-G | D | Y | 1 | 20X30 | A | AV | 1997 | 22.00 | T | 40 | 101 | | | 7,900 | | | 7,900 |
| 2 | SHED/FR | D | Y | 1 | 8X12 | A | AV | 1997 | 15.00 | T | 40 | 101 | | | 900 | | | 900 |

| More: | N | Total Yard Items: | 8,800 | Total Special Featues: | | Total: | 8,800 |
|---|---|---|---|---|---|---|---|

## PARCEL ID

120 28 0