



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	BROOKS PHANWADEE L
Owner 2:	
Owner 3:	
Street 1:	1806 MEZES AVENUE
Street 2:	
Twn/City:	BELMONT
St/Prov:	CA Cntry Own Occ: Y
Postal:	94002 Type:

**PREVIOUS OWNER**

Owner 1:	BROOKS RODNEY A -
Owner 2:	BROOKS PHANWADEE L -
Street 1:	30 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 1959, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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	Legal Description	User Acct
101	229,100		1.900	634,700	863,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 396.93						/Parcel: 396.93	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	209,800	0	1.9	561,900	771,700	771,700	Year End Roll	10/15/2020
2020	101	FV	207,900	0	1.9	561,900	769,800	769,800	Year End Roll	9/26/2019
2019	101	FV	188,600	0	1.9	544,300	732,900	732,900	Create Final value 2019	6/4/2019
2018	101	FV	188,600	0	1.9	544,300	732,900	732,900	Year End Roll	9/28/2017
2017	101	FV	186,700	0	1.9	513,900	700,600	700,600	Year End Roll	9/29/2016
2016	101	FV	184,800	0	1.9	498,700	683,500	683,500	Year End Roll	1/14/2016
2015	101	FV	180,900	0	1.9	461,900	642,800	642,800	Year End	10/2/2014
2014	101	FV	173,200	0	1.9	413,900	587,100	587,100	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BROOKS RODNEY A	1012-84		10/3/2003	CONVENIENC		1	No	No		
JAY F. KOPP	1012-64		5/1/1986		320,000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/10/2007	3669	ROOF		C				re-rood dwelling

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/17/2016	MEAS/EXT INS	4	JG
8/4/2008	MEAS/EXT INS	25	D ERSKINE
9/27/2001	M&L COMPLETE	613	
3/11/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

