



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BOLLI JOHN R
Owner 2:	BOLLI LYNNE A
Owner 3:	
Street 1:	36 DEERHAVEN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1806 Type:

PREVIOUS OWNER

Owner 1:	ILIESCU ESTHER -
Owner 2:	-
Street 1:	36 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 1965, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 6 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	280,300	46,000	1.900	634,700	961,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 368.37						/Parcel: 368.37	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	261,000	46000	1.9	561,900	868,900	868,900	Year End Roll	10/15/2020
2020	101	FV	258,500	46000	1.9	561,900	866,400	866,400	Year End Roll	9/26/2019
2019	101	FV	234,100	46000	1.9	544,300	824,400	824,400	Create Final value 2019	6/4/2019
2018	101	FV	234,100	46000	1.9	544,300	824,400	824,400	Year End Roll	9/28/2017
2017	101	FV	231,600	46000	1.9	513,900	791,500	791,500	Year End Roll	9/29/2016
2016	101	FV	229,200	46000	1.9	498,700	773,900	773,900	Year End Roll	1/14/2016
2015	101	FV	217,400	46000	1.9	461,900	725,300	725,300	Year End	10/2/2014
2014	101	FV	208,200	46000	1.9	413,900	668,100	668,100	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ILIESCU ESTHER,	1354-100		6/2/2008		774,500	No	No			
ILIESCU NICHOLA	1296-140		3/3/2005	CONVENIENC		1	No	No		LIFE ESTATE FOR NICOLAE ILIESC
THOMAS R. RUSSE	729-184		1/19/1967		44,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/1/2018	7207	RENO-ADD	20,000	C				Construct new entr
9/3/2014	5886	RENOVATI	25,000	O	6/5/2015			Alterations to por
5/9/2014	5738	DEMOLITI	500	C				Demolish chimney
7/29/2013	5493	RENOVATI	10,000	C				replace shingles,
3/6/2009	4132	GARAGE	35,000	C	6/30/2009			need to remove % c

ACTIVITY INFORMATION

Date	Result	By	Name
7/17/2019	PERMIT VISIT	623	M Larson
11/27/2018	PERMIT VISIT	622	K Cuoco
6/5/2015	PERMIT VISIT	619	DH
7/20/2010	PERMIT VISIT	25	D ERSKINE
6/30/2009	PERMIT VISIT	25	D ERSKINE
2/26/2009	MEAS+INSPCTD	100	
8/4/2008	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:	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
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

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

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2	- PLASTER	
Sec Int Wall:	1	- DRYWALL	
Partition:	T	- TYPICAL	
Prim Floors:	3	- HARDWOOD	
Sec Floors:	5	- LINO/VINYL	
Bsmnt Flr:			
Bsmnt Gar:	2		
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	2	- GAS	
Heat Type:	1	- FORCED H/A	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	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
2	SHED/FR	D	Y	1	150	A	AV	1965	15.00	T	70	101			700			700
3	GARAGE	D	Y	1	1676	A	AV	2009	36.00	T	0	101			45,300			45,300

More:	N	Total Yard Items:	46,000	Total Special Features:	
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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:	1	Rating:	AVERAGE

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

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

CALC SUMMARY

Basic \$ / SQ:	96.00
Size Adj.:	1.06055903
Const Adj.:	1.01653492
Adj \$ / SQ:	103.497
Other Features:	55913
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	349537
Depreciation:	69208
Depreciated Total:	280328

COMMENTS

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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	6	BR	3	Bath	2	HB	1				

REMODELING

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

RES BREAKDOWN

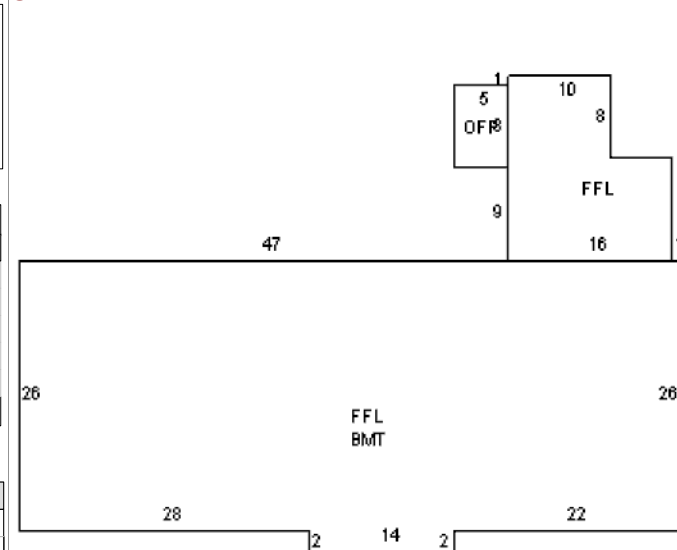
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	720970.0404
Juris. Factor:		Before Depr:	113.85		
Special Features:	0	Val/Su Net:	76.50		
Final Total:	280300	Val/Su SzAd	145.08		

PARCEL ID

121 28 0

SKETCH

Sum Area By Label :
 FFL = 1932
 BMT = 1692
 OFF = 40

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,932	103.500	199,956
BMT	BASEMENT	1,692	36.220	61,291
OFF	OPEN PORCH	40	15.000	600
Net Sketched Area:		3,664	Total:	261,847
Size Ad		1932	Gross Area	3664
			FinArea	2609

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	0

IMAGE

AssessPro Patriot Properties, Inc



06/05/2015

Total:	46,000
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