



PROPERTY LOCATION

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

OWNERSHIP

Unit #: _____

Owner 1: HAN CHENG
 Owner 2: FU LIRONG
 Owner 3: _____
 Street 1: 44 DEERHAVEN RD
 Street 2: _____
 Twn/City: LINCOLN
 St/Prov: MA Cntry _____ Own Occ: Y
 Postal: 01773-1806 Type: _____

PREVIOUS OWNER

Owner 1: CURTIS - ELLIOT
 Owner 2: LAMPTON - ANN
 Street 1: 44 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 1973, 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 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		0.063		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	298,500	2,700	1.900	634,700	935,900
Total Card	298,500	2,700	1.900	634,700	935,900
Total Parcel	298,500	2,700	1.900	634,700	935,900
Source: Market Adj Cost	Total Value per SQ unit /Card: 292.65		/Parcel: 292.65		

Legal Description

Entered Lot Size _____
 Total Land: _____
 Land Unit Type: _____

User Acct

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	272,400	2700	1.9	561,900	837,000	837,000	Year End Roll	10/15/2020
2020	101	FV	269,800	2700	1.9	561,900	834,400	834,400	Year End Roll	9/26/2019
2019	101	FV	243,700	2700	1.9	544,300	790,700	790,700	Create Final value 2019	6/4/2019
2018	101	FV	243,700	2700	1.9	544,300	790,700	790,700	Year End Roll	9/28/2017
2017	101	FV	241,100	2700	1.9	513,900	757,700	757,700	Year End Roll	9/29/2016
2016	101	FV	238,500	2700	1.9	498,700	739,900	739,900	Year End Roll	1/14/2016
2015	101	FV	233,300	2700	1.9	461,900	697,900	697,900	Year End	10/2/2014
2014	101	FV	222,900	2700	1.9	413,900	639,500	639,500	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
CURTIS,ELLIOT	1451-85		4/22/2014		804,000	No	No	
BUCCI FRANK/ARL	1117-79		10/1/1993		447,500	No	No	
HUTCHINS JOHN C	802-49		3/19/1971		22,000	No	No	

TAX DISTRICT

PAT ACCT.

Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/24/2021	R-21-0097	SHED	23,500	O				Install shed for s
6/3/1996	968-96	ROOF		C	6/3/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2016	MEAS/EXT INS	4	JG
8/4/2008	MEAS/EXT INS	25	D ERSKINE
9/7/2001	M&L COMPLETE	613	
6/3/1997	MEAS/EXT INS	602	
3/15/1996	MEAS+INSPCTD	606	
7/13/1995	INSPECTED	600	

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:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1973	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:			%
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			%
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:	0
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:	1	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frp1:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	17.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		17.4%

CALC SUMMARY

Basic \$ / SQ:	96.00
Size Adj.:	1.04850745
Const Adj.:	1.01999998
Adj \$ / SQ:	102.670
Other Features:	50940
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	361322
Depreciation:	62870
Depreciated Total:	298452

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:	9			BRs:	3			Baths:	2			HB	1

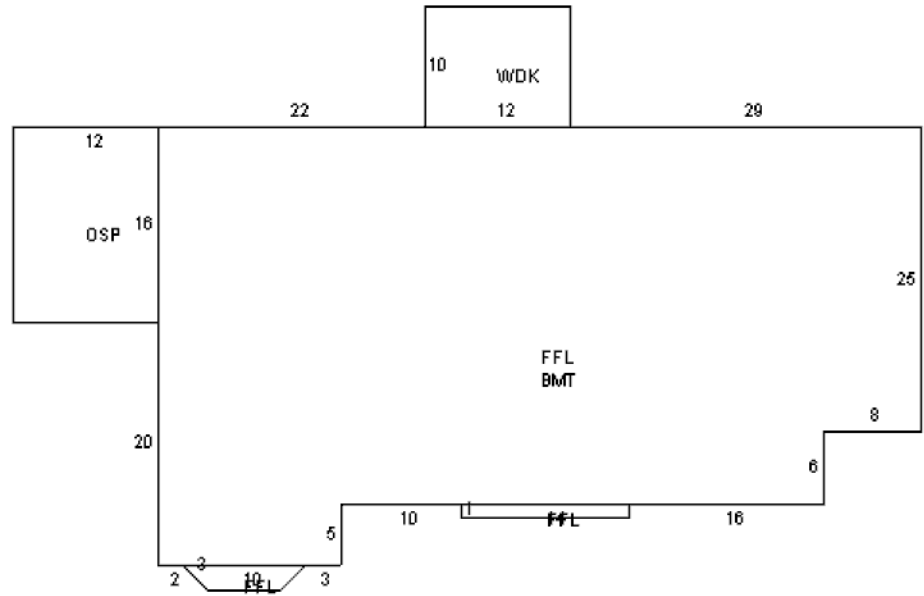
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	1
Totals			
1	9	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,010	102.670	206,366	
BMT	BASEMENT	1,980	48.770	96,561	
OSP	SCRN PORCH	192	22.500	4,320	
WDK	WOOD DECK	120	26.130	3,135	
Net Sketched Area:		4,302	Total:	310,382	
Size Ad	2010	Gross Area	4302	FinArea	3198

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	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
12	POOL I-G	D	Y	1	385	A	AV	1973	22.00	T	70	101			2,500			2,500
2	SHED/FR	D	Y	1	6X8	A	AV	1973	15.00	T	70	101			200			200

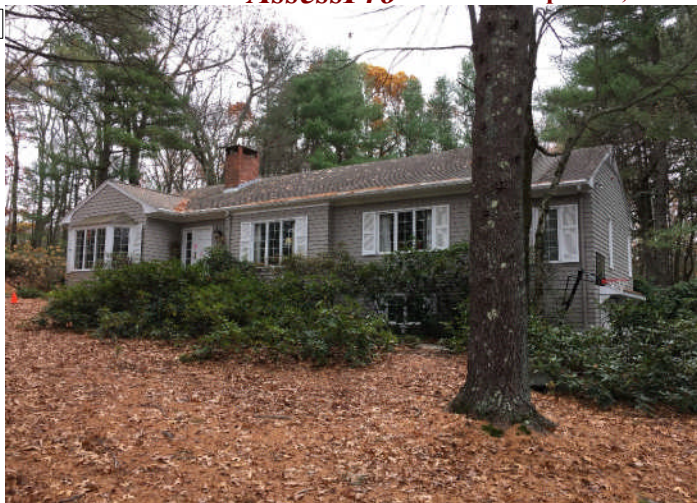
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:			AvRate:	Ind.Val	767599.3951
Juris. Factor:			Before Depr:	102.67	
Special Features:	0		Val/Su Net:	69.39	
			Val/Su SzAd	148.51	
Final Total:	298500				

PARCEL ID

121 33 0

IMAGE



AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:	2,700	Total Special Features:		Total:	2,700
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