



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SEGAL DAVID J
Owner 2:	
Owner 3:	53 DEERHAVEN ROAD REALTY TRUST
Street 1:	11 MARY'S WAY
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	STEWART - HELEN LAWRENCE
Owner 2:	STEWART - ALAN C
Street 1:	53 DEERHAVEN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1809

NARRATIVE DESCRIPTION

This Parcel contains 3.056 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1964, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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		1.169		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									35,070						35,100	
101	ONE FAM		0.05		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									300						300	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	208,000	500	3.056	668,200	876,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 428.70						/Parcel: 428.70	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	176,600	500	3.056	595,400	772,500	772,500	Year End Roll	10/15/2020
2020	101	FV	174,900	500	3.056	595,400	770,800	770,800	Year End Roll	9/26/2019
2019	101	FV	158,600	500	3.056	577,800	736,900	736,900	Create Final value 2019	6/4/2019
2018	101	FV	158,600	500	3.197	582,000	741,100	741,100	Year End Roll	9/28/2017
2017	101	FV	157,000	500	3.197	551,600	709,100	709,100	Year End Roll	9/29/2016
2016	101	FV	155,300	500	3.197	536,400	692,200	692,200	Year End Roll	1/14/2016
2015	101	FV	190,600	500	3.197	499,600	690,700	690,700	Year End	10/2/2014
2014	101	FV	182,400	500	3.197	451,600	634,500	634,500	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
STEWART,HELEN L	1456-24		7/9/2014	DIVORCE/ESTA	661,800	No	No			
DAIBER THEODORE	1328-7		10/18/2006	FAMILY		1	No	No		
STEWART KENDALL	1328-6		10/16/2006	FAMILY		1	No	No		
STEWART FRANCIS	1258-62		9/18/2002	CONVENIENC		No	No			
	703-119		6/19/1964		14,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/21/2020	R-20-0235	BATH	5,000	O				Finish bathroom in

ACTIVITY INFORMATION

Date	Result	By	Name
1/14/2021	ABATE-INSPEC	624	W Coelho
12/10/2015	MEAS+INSPCTD	618	G BOURGAULT
8/1/2008	MEAS/EXT INS	25	D ERSKINE
8/25/2001	M&L EXTERIOR	613	
5/14/1996	MEAS+INSPCTD	606	
3/14/1996	MEAS/EXT INS	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:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

BATH FEATURES

Full Bath:	3	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	AVERAGE

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	RM	7	BR	3	Baths:	3	HB					

OTHER FEATURES

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

CONDO INFORMATION

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

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals	1	7	3

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:	3 - ELECTRIC		
Heat Type:	6 - ELECTRC BB		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

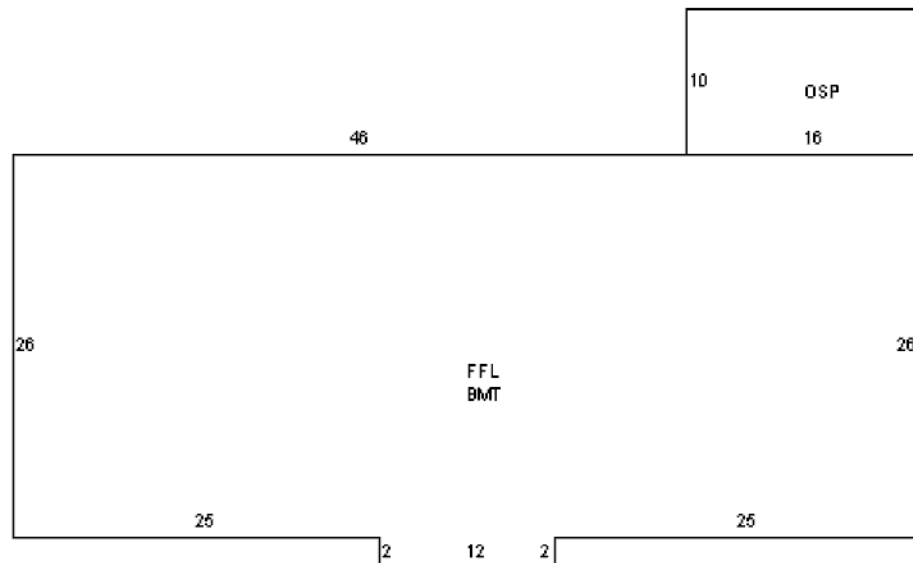
Phys Cond:	AV - Average	28.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		28.5%

CALC SUMMARY

Basic \$ / SQ:	96.00
Size Adj.:	1.11674809
Const Adj.:	0.99959999
Adj \$ / SQ:	107.165
Other Features:	57216
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	290926
Depreciation:	82914
Depreciated Total:	208012

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	874047.1544
Juris. Factor:		Before Depr:	107.16		
Special Features:	0	Val/Su Net:	60.61		
Final Total:	208000	Val/Su SzAd:	127.14		

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,636	33.490	54,788	
FFL	1ST FLOOR	1,636	107.160	175,322	
OSP	SCRN PORCH	160	22.500	3,600	
Net Sketched Area:		3,432	Total:	233,710	
Size Ad	1636	Gross Area	3432	FinArea	2045

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	25		

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	80	A	AV	1985	15.00	T	60	101			500			500

PARCEL ID 121 23 0

IMAGE
AssessPro Patriot Properties, Inc


More: N	Total Yard Items:	500	Total Special Features:		Total:	500
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