120	31	0			1 of 1	RESIDENTIAL	TOTAL ASSESSED:	1,207,400
Map	Lot	Sublot	Building	Unit	CARD		!953!	

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	MASCARI TR RITA
Owner 2:	MASCARI TR LUCIANO
Owner 3:	MASCARI FAMILY REALTY TRUST
Street 1:	29 DEERHAVEN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773-1809 Type:

PREVIOUS OWNER

Owner 1:	MASCARI - RITA
Owner 2:	MASCARI - LUCIANO
Street 1:	29 DEERHAVEN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry:
Postal:	01773-1809

NARRATIVE DESCRIPTION

This Parcel contains 2.5 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1968, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 2 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 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	481,900	5,600	2.500	719,900	1,207,400
Total Card	481,900	5,600	2.500	719,900	1,207,400
Total Parcel	481,900	5,600	2.500	719,900	1,207,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 280.74 | /Parcel: 280.74

Legal Description

User Acct

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 11/17/16

PREVIOUS ASSESSMENT

Parcel ID 120 31 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	407,000	3200	2.5	652,700	1,062,900	1,062,900	Year End Roll	10/19/2021
2021	101	FV	380,600	3200	2.5	579,900	963,700	963,700	Year End Roll	10/15/2020
2020	101	FV	377,200	3200	2.5	579,900	960,300	960,300	Year End Roll	9/26/2019
2019	101	FV	343,400	3200	2.5	562,300	908,900	908,900	Create Final value 2019	6/4/2019
2018	101	FV	343,400	3200	2.5	562,300	908,900	908,900	Year End Roll	9/28/2017
2017	101	FV	340,100	0	2.5	531,900	872,000	872,000	Year End Roll	9/29/2016
2016	101	FV	336,700	0	2.5	516,700	853,400	853,400	Year End Roll	1/14/2016
2015	101	FV	329,900	0	2.5	479,900	809,800	809,800	Year End	10/2/2014

PRINT

Date	Time
10/18/22	18:22:32

LAST REV

Date	Time
05/10/21	09:17:01
blakeley	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 953

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MASCARI,RITA	1562-24		8/31/2020	CONVENIENC	1	No	No			
PAUL E. MCWADE	1011-153		4/16/1986		380,000	No	No			

USER DEFINED

Prior Id # 1:	24 12 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:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/28/2020	R-20-0194	MANUAL	6,000	C	12/18/2020			Weatherization/air

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2016	MEAS/EXT INS	4	JG
8/4/2008	MEAS+INSPCTD	25	D ERSKINE
8/25/2001	ENTRY DENIED	613	
5/6/1996	MEAS+INSPCTD	600	

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

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	8.75	1.000	R3									700,000						700,000	
101	ONE FAM		0.663		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									19,890						19,900	

Total AC/HA:	2.49955	Total SF/SM:	108880.41	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	719,890	Spl Credit		Total:	719,900

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:	2	Total:	2
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1968	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:			
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:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

Full Bath	3	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:	2	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	3	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.9 %

CALC SUMMARY

Basic $ / SQ:	118.00
Size Adj.:	0.97321427
Const Adj.:	1.01999998
Adj $ / SQ:	117.136
Other Features:	72505
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	594158
Depreciation:	112296
Depreciated Total:	481862

COMMENTS

APT IN BMT.KIT,LVRM,BED, BATH. .

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: 4 | Baths: 3 | HB 1

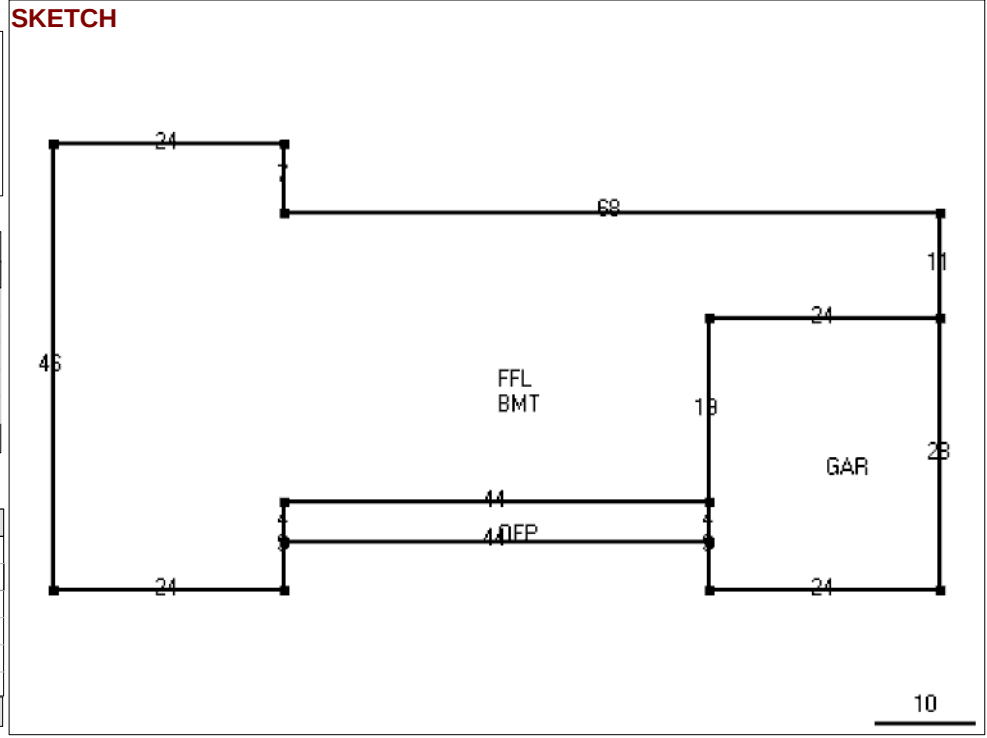
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	1
Totals			
1	10	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	2,688	46.850	125,945
FFL	1ST FLOOR	2,688	117.140	314,862
GAR	GARAGE	672	36.000	24,192
OFP	OPEN PORCH	176	15.000	2,640

Net Sketched Area: 6,224 | Total: 467,639

Size Ad 2688 | Gross Area 6224 | FinArea 4301

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	0

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val 0.00000

Juris. Factor:		Before Depr:	128.85
Special Features:	0	Val/Su Net:	77.43
Final Total:	481900	Val/Su SzAd	179.28

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

120 31 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
19	PATIO	D	Y	1	12X48	A	FR	2017	14.00	T	30	101			5,600			5,600

More: N | Total Yard Items: 5,600 | Total Special Featues: | Total: 5,600