



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SOLMAN III TR FRED JOHN
Owner 2:	FORTIER SOLMAN TR CLAIRE
Owner 3:	CLAIRE F SOLMAN 2018 REV TRUST
Street 1:	PO BOX 61
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1806 Type:

PREVIOUS OWNER

Owner 1:	SOLMAN III - FRED JOHN
Owner 2:	FORTIER - CLAIRE
Street 1:	16 DEERHAVEN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1806

NARRATIVE DESCRIPTION

This Parcel contains 2.3 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, 9 Rooms, and 4 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	8.75	1.000	R3									700,000						700,000	
101	ONE FAM		0.043		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									1,290						1,300	
101	ONE FAM		0.42		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									2,520						2,500	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	296,800	3,300	2.300	703,800	1,003,900
Total Card	296,800	3,300	2.300	703,800	1,003,900
Total Parcel	296,800	3,300	2.300	703,800	1,003,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		426.47	/Parcel: 426.47

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
02/28/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	257,700	3300	2.3	636,600	897,600	897,600	Year End Roll	10/19/2021
2021	101	FV	241,300	3300	2.3	563,800	808,400	808,400	Year End Roll	10/15/2020
2020	101	FV	239,200	3300	2.3	563,800	806,300	806,300	Year End Roll	9/26/2019
2019	101	FV	218,100	3300	2.3	546,200	767,600	767,600	Create Final value 2019	6/4/2019
2018	101	FV	224,100	3300	2.3	546,200	773,600	773,600	Year End Roll	9/28/2017
2017	101	FV	221,900	3300	2.3	515,800	741,000	741,000	Year End Roll	9/29/2016
2016	101	FV	204,600	3300	2.3	500,600	708,500	708,500	Year End Roll	1/14/2016
2015	101	FV	200,200	3300	2.3	463,800	667,300	667,300	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
SOLMAN III,FRED	74223-471		3/3/2020	CONVENIENC		1	No	No
PHYLLIS B. MAX	985-56		6/26/1984		225,000	No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/18/2016	6504	SOLAR PA	23,000	C				Install solar pane
7/14/2015	6166	RENOVATI	48,321	C	11/16/2015			Remodel kitchen an
9/2/2009	4255	ROOF		C				strip & re-roof
9/7/2007	3759	ROOF		C				strip & re-roof

ACTIVITY INFORMATION

Date	Result	By	Name
2/28/2018	MEAS+INSPCTD	622	K Cuoco
8/4/2008	MEAS+INSPCTD	25	D ERSKINE
8/25/2001	M&L COMPLETE	613	
3/18/1996	MEAS/EXT INS	606	
5/1/1991	INSPECTED	601	

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

