

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PERKINS ALEXANDER
Owner 2:	PERKINS KATHRYN
Owner 3:	
Street 1:	20 DEERHAVEN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1806 Type:

PREVIOUS OWNER

Owner 1:	MUELLER - GERALD R
Owner 2:	MUELLER - MARLIES
Street 1:	20 DEERHAVEN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1806

NARRATIVE DESCRIPTION

This Parcel contains 2.1 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1960, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 2 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 Infru	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		0.26303		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									7,891						7,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct	
101	439,700		2.100	707,900	1,147,600	538	0	
							GIS Ref	
							GIS Ref	
							Insp Date	
							10/15/09	
Total Card 439,700 2.100 707,900 1,147,600							Entered Lot Size	
Total Parcel 439,700 2.100 707,900 1,147,600							Total Land:	
Source: Market Adj Cost Total Value per SQ unit /Card: 305.21 /Parcel: 305.21							Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	381,200	0	2.1	640,700	1,021,900	1,021,900	Year End Roll	10/19/2021
2021	101	FV	368,300	0	2.1	567,900	936,200	936,200	Year End Roll	10/15/2020
2020	101	FV	365,100	0	2.1	567,900	933,000	933,000	Year End Roll	9/26/2019
2019	101	FV	330,600	0	2.1	550,300	880,900	880,900	Create Final value 2019	6/4/2019
2018	101	FV	330,600	0	2.1	550,300	880,900	880,900	Year End Roll	9/28/2017
2017	101	FV	327,500	0	2.1	519,900	847,400	847,400	Year End Roll	9/29/2016
2016	101	FV	322,400	0	2.1	504,700	827,100	827,100	Year End Roll	1/14/2016
2015	101	FV	316,100	0	2.1	467,900	784,000	784,000	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MUELLER,GERALD	1474-52		7/2/2015		930,000	No	No			
OAK INGUL IVAN,	1240-43		7/24/2001		845,000	No	No			
W. CHESTER PARS	876-33		6/21/1976		86,500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/24/2002	2517	RENOVATI	8,000	C	5/2/2003			Reno interior & in
11/27/2001	2407	RENOVATI	50,000	C	6/29/2002			interior 6/29/02 7
12/2/1994	640-94	ADDITION	25,000	C	8/25/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
2/23/2016	SALES INSP	618	G BOURGAULT
10/15/2009	MEAS/EXT INS	25	D ERSKINE
6/18/2003	MEAS+INSPCTD	615	
5/2/2003	MEAS/EXT INS	615	
6/29/2002	MEAS+INSPCTD	613	
8/29/2001	M&L COMPLETE	613	
3/18/1996	MEAS/EXT INS	606	
8/25/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	24 22 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:	

