120	30	0		1 of 1	RESIDENTIAL	TOTAL ASSESSED:	973,300
Map	Lot	Sublot	Building	Unit	CARD	!967!	

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	BROOKS PHANWADEE L
Owner 2:	
Owner 3:	
Street 1:	1806 MEZES AVENUE
Street 2:	
Twn/City:	BELMONT
St/Prov:	CA Cntry: Own Occ: Y
Postal:	94002 Type:

PREVIOUS OWNER

Owner 1:	BROOKS RODNEY A -
Owner 2:	BROOKS PHANWADEE L -
Street 1:	30 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 1959, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 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	271,400		1.900	701,900	973,300
Total Card	271,400		1.900	701,900	973,300
Total Parcel	271,400		1.900	701,900	973,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 447.25 | /Parcel: 447.25

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	11/17/16

PREVIOUS ASSESSMENT

Parcel ID: 120 30 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	229,100	0	1.9	634,700	863,800	863,800	Year End Roll	10/19/2021
2021	101	FV	209,800	0	1.9	561,900	771,700	771,700	Year End Roll	10/15/2020
2020	101	FV	207,900	0	1.9	561,900	769,800	769,800	Year End Roll	9/26/2019
2019	101	FV	188,600	0	1.9	544,300	732,900	732,900	Create Final value 2019	6/4/2019
2018	101	FV	188,600	0	1.9	544,300	732,900	732,900	Year End Roll	9/28/2017
2017	101	FV	186,700	0	1.9	513,900	700,600	700,600	Year End Roll	9/29/2016
2016	101	FV	184,800	0	1.9	498,700	683,500	683,500	Year End Roll	1/14/2016
2015	101	FV	180,900	0	1.9	461,900	642,800	642,800	Year End	10/2/2014

PRINT	
Date	Time
10/18/22	18:24:42

LAST REV	
Date	Time
04/13/21	16:28:33
blakeley	
967	

USER DEFINED

Prior Id # 1:	24 25 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:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BROOKS RODNEY A	1012-84		10/3/2003	CONVENIENC	1	No	No			
JAY F. KOPP	1012-64		5/1/1986		320,000	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/10/2007	3669	ROOF		C				re-rood dwelling

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2016	MEAS/EXT INS	4	JG
8/4/2008	MEAS/EXT INS	25	D ERSKINE
9/27/2001	M&L COMPLETE	613	
3/11/1996	MEAS+INSPCTD	606	

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		0.063		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									1,890						1,900	

Total AC/HA:	1.89955	Total SF/SM:	82744.40	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	701,890	Spl Credit		Total:	701,900

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:	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:	1959	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:	1 - DRYWALL	50	%
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:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% 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:	
Frpl:	2	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	22.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	22	%

CALC SUMMARY

Basic $ / SQ:	118.00
Size Adj.:	1.12220848
Const Adj.:	1.01999998
Adj $ / SQ:	135.069
Other Features:	50500
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	347956
Depreciation:	76550
Depreciated Total:	271405

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:	8	BRs:	3	Baths:	2	HB	1

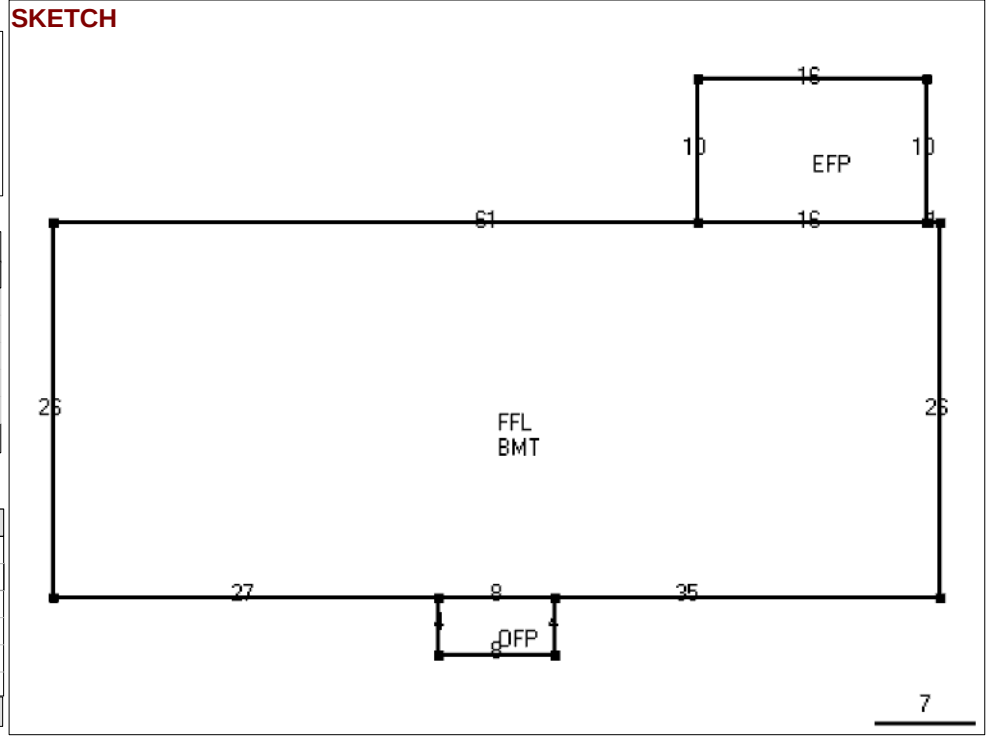
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 700984.1365

Juris. Factor:		Before Depr:	135.07
Special Features:	0	Val/Su Net:	79.45
Final Total:	271400	Val/Su SzAd	168.36

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,612	45.590	73,484
FFL	1ST FLOOR	1,612	135.070	217,731
EFP	ENCL PORCH	160	36.000	5,760
OFP	OPEN PORCH	32	15.000	480

Net Sketched Area:	3,416			Total:	297,455
Size Ad	1612	Gross Area	3416	FinArea	2176

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35	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

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

120 30 0

IMAGE

AssessPro Patriot Properties, Inc