



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HAN CHENG
Owner 2:	FU LIRONG
Owner 3:	
Street 1:	44 DEERHAVEN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1806 Type:

PREVIOUS OWNER

Owner 1:	CURTIS - ELLIOT
Owner 2:	LAMPTON - ANN
Street 1:	44 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 1973, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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:				Topo		
D				Street	1	PAVED
s				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		0.063		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									1,890						1,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	356,700	2,700	1.900	701,900	1,061,300
Total Card	356,700	2,700	1.900	701,900	1,061,300
Total Parcel	356,700	2,700	1.900	701,900	1,061,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:	331.86	/Parcel:	331.86

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	
	11/17/16

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	298,500	2700	1.9	634,700	935,900	935,900	Year End Roll	10/19/2021
2021	101	FV	272,400	2700	1.9	561,900	837,000	837,000	Year End Roll	10/15/2020
2020	101	FV	269,800	2700	1.9	561,900	834,400	834,400	Year End Roll	9/26/2019
2019	101	FV	243,700	2700	1.9	544,300	790,700	790,700	Create Final value 2019	6/4/2019
2018	101	FV	243,700	2700	1.9	544,300	790,700	790,700	Year End Roll	9/28/2017
2017	101	FV	241,100	2700	1.9	513,900	757,700	757,700	Year End Roll	9/29/2016
2016	101	FV	238,500	2700	1.9	498,700	739,900	739,900	Year End Roll	1/14/2016
2015	101	FV	233,300	2700	1.9	461,900	697,900	697,900	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
CURTIS,ELLIOT	1451-85		4/22/2014		804,000	No	No	
BUCCI FRANK/ARL	1117-79		10/1/1993		447,500	No	No	
HUTCHINS JOHN C	802-49		3/19/1971		22,000	No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/24/2021	R-21-0097	SHED	23,500	O	3/21/2022			Install shed for s
6/3/1996	968-96	ROOF		C	6/3/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2016	MEAS/EXT INS	4	JG
8/4/2008	MEAS/EXT INS	25	D ERSKINE
9/7/2001	M&L COMPLETE	613	
6/3/1997	MEAS/EXT INS	602	
3/15/1996	MEAS+INSPCTD	606	
7/13/1995	INSPECTED	600	

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:	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

COMMENTS

(Empty Comment Box)

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:	9	BR:	3	Bath:	2	HB	1			

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:	1973	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:		

DEPRECIATION

Phys Cond:	GD	- Good	17.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			17.2%

CALC SUMMARY

Basic \$ / SQ:	118.00
Size Adj.:	1.04850745
Const Adj.:	1.01999998
Adj \$ / SQ:	126.198
Other Features:	50940
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	430743
Depreciation:	74088
Depreciated Total:	356655

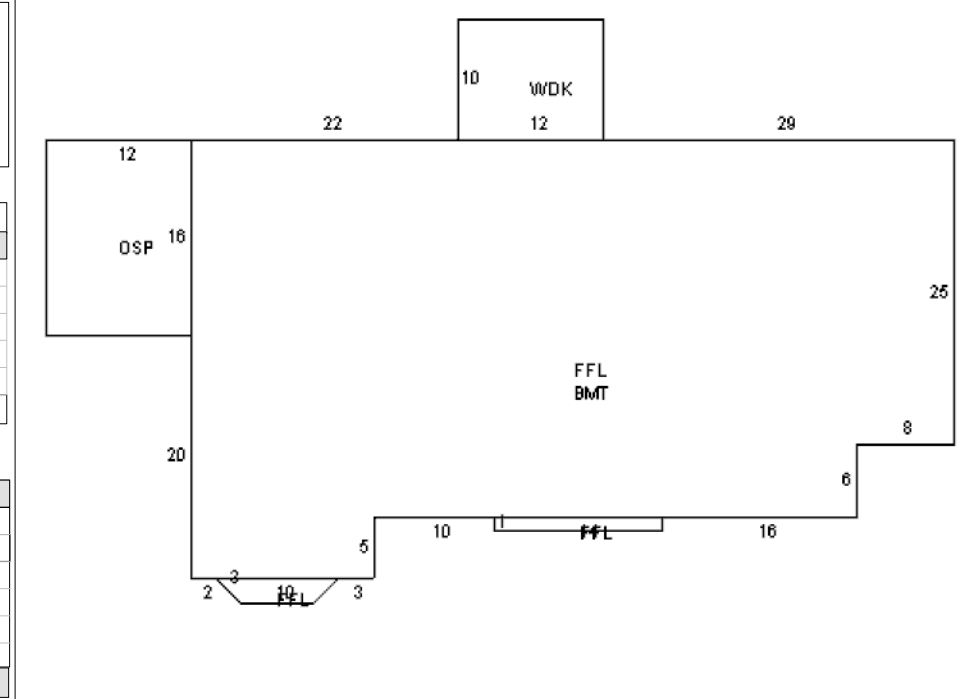
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	1
Totals			
1	9	3	

SKETCH



Bsmnt Gar:	2		
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:	0
Solar HW:	NO	Central Vac:	Yes
% Com Wal:	0	% Sprinkled:	0

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	767599.3951
Juris. Factor:		Before Depr:		126.20	
Special Features:	0	Val/Su Net:		82.91	
Final Total:	356700	Val/Su SzAd		177.46	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,010	126.200	253,659	
BMT	BASEMENT	1,980	59.940	118,690	
OSP	SCRN PORCH	192	22.500	4,320	
WDK	WOOD DECK	120	26.130	3,135	
Net Sketched Area:		4,302	Total:	379,804	
Size Ad	2010	Gross Area	4302	FinArea	3198

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	60	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
12	POOL I-G	D	Y	1	385	A	AV	1973	22.00	T	70	101			2,500			2,500
2	SHED/FR	D	Y	1	6X8	A	AV	1973	15.00	T	70	101			200			200

PARCEL ID

121 33 0

IMAGE

AssessPro Patriot Properties, Inc



More:	N	Total Yard Items:	2,700	Total Special Features:		Total:	2,700
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