



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	RAJAGOPAL JAYARAJ
Owner 2:	MYINT-U KHINLEI
Owner 3:	
Street 1:	50 DEERHAVEN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MCCANN SYLVIA H TR -
Owner 2:	MCCANN JOHN B TR -
Street 1:	50 DEERHAVEN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1806

NARRATIVE DESCRIPTION

This Parcel contains 1.897 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1968, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 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 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		0.06		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									1,800						1,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	412,900	13,200	1.897	701,800	1,127,900
Total Card		412,900	13,200	1.897	701,800
Total Parcel		412,900	13,200	1.897	701,800
Source: Market Adj Cost		Total Value per SQ unit /Card:		315.04	/Parcel: 315.04

Legal Description	User Acct
Entered Lot Size	
Total Land:	
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	347,800	13200	1.897	634,600	995,600	995,600	Year End Roll	10/19/2021
2021	101	FV	324,600	13200	1.897	561,800	899,600	899,600	Year End Roll	10/15/2020
2020	101	FV	321,700	13200	1.897	561,800	896,700	896,700	Year End Roll	9/26/2019
2019	101	FV	292,300	13200	1.897	544,200	849,700	849,700	Create Final value 2019	6/4/2019
2018	101	FV	292,300	13200	1.897	544,200	849,700	849,700	Year End Roll	9/28/2017
2017	101	FV	289,300	13200	1.897	513,800	816,300	816,300	Year End Roll	9/29/2016
2016	101	FV	286,400	13200	1.897	498,600	798,200	798,200	Year End Roll	1/14/2016
2015	101	FV	265,300	13200	1.897	461,800	740,300	740,300	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MCCANN SYLVIA H	1322-11		6/23/2006		890,000	No	No			J BUCKLEY 06/06 DEATH CERT BK 1049
SYLVIA MCCANN	1049-34		9/22/1988	FAMILY		No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/30/2014	5983	MANUAL	1,700	C				Sheet metal work t
11/4/2014	5955	RENOVATI	110,000	C	6/5/2015			Renovate the kitch
9/22/1994	573-94			C	8/25/1995			Renovate the kitch

ACTIVITY INFORMATION

Date	Result	By	Name
6/5/2015	PERMIT VISIT	619	DH
8/4/2008	MEAS/EXT INS	25	D ERSKINE
8/25/2001	M&L COMPLETE	613	
3/11/1996	MEAS+INSPCTD	606	
8/25/1995	PERMIT VISIT	606	

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

