



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CHU TR CHAUNCY C
Owner 2:	CHAUNCEY CHU 1992 REV TRUST
Owner 3:	
Street 1:	43 DEERHAVEN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1809 Type:

PREVIOUS OWNER

Owner 1:	CHU - CHAUNCY C
Owner 2:	CHU - MARGARET CY
Street 1:	43 DEERHAVEN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1809

NARRATIVE DESCRIPTION

This Parcel contains 3. ACRES of land mainly classified as ONE FAM with a(n) SPLIT ENTRY Building Built about 1967, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 6 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 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		1.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									34,890						34,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	365,100	2,900	3.000	734,900	1,102,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 382.45						/Parcel: 382.45	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	321,000	2900	3.	667,700	991,600	991,600	Year End Roll	10/19/2021
2021	101	FV	303,100	2900	3.	594,900	900,900	900,900	Year End Roll	10/15/2020
2020	101	FV	291,200	2900	3.	594,900	889,000	889,000	Year End Roll	9/26/2019
2019	101	FV	288,200	2900	3.	577,300	868,400	868,400	Create Final value 2019	6/4/2019
2018	101	FV	288,200	2900	3.	577,300	868,400	868,400	Year End Roll	9/28/2017
2017	101	FV	288,600	9900	3.	546,900	845,400	845,400	Year End Roll	9/29/2016
2016	101	FV	282,800	9900	3.	531,700	824,400	824,400	Year End Roll	1/14/2016
2015	101	FV	279,900	9900	3.	494,900	784,700	784,700	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CHU,CHAUNCY C	1570-127		3/23/2021	CONVENIENC	10	No	No			
ROBERT DEMONE	761-180		3/19/1968		54,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/25/2016	6446	ROOF	8,000	C				Strip & re-roof dw
8/5/1997	1243	ROOF		C	3/17/1998			3/17/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2016	MEAS+INSPCTD	4	JG
8/4/2008	MEAS/EXT INS	25	D ERSKINE
8/25/2001	M&L COMPLETE	613	
3/17/1998	MEAS/EXT INS	602	
5/7/1996	MEAS+INSPCTD	606	
3/14/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	18 - SPLIT ENTRY
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	
Roof Struct:	2 - HIP
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - AVG. (+)
Year Blt:	1967 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdct:	Fact:
Const Mod:	
Lump Sum Adj:	

BATH FEATURES

Full Bath:	3 Rating: AVERAGE
A Bath:	
3/4 Bath:	
A 3QBth:	
1/2 Bath:	
A HBth:	
OthrFix:	1 Rating: AVERAGE

OTHER FEATURES

Kits:	1 Rating: AVERAGE
A Kits:	
Frpl:	2 Rating: AVERAGE
WSFlue:	1 Rating: AVERAGE

CONDO INFORMATION

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

COMMENTS

10/95 PLUMBING IN GUNITE POOL
NON-FUNCTIONING. 11/16 INT+EXT= AVG.

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	6	BR	3	Baths:	3	HB	

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

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:		
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:	100
Solar HW:	NO Central Vac:	NO
% Com Wal:	0 % Sprinkled:	0

DEPRECIATION

Phys Cond:	AV - Average	27.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		27.5%

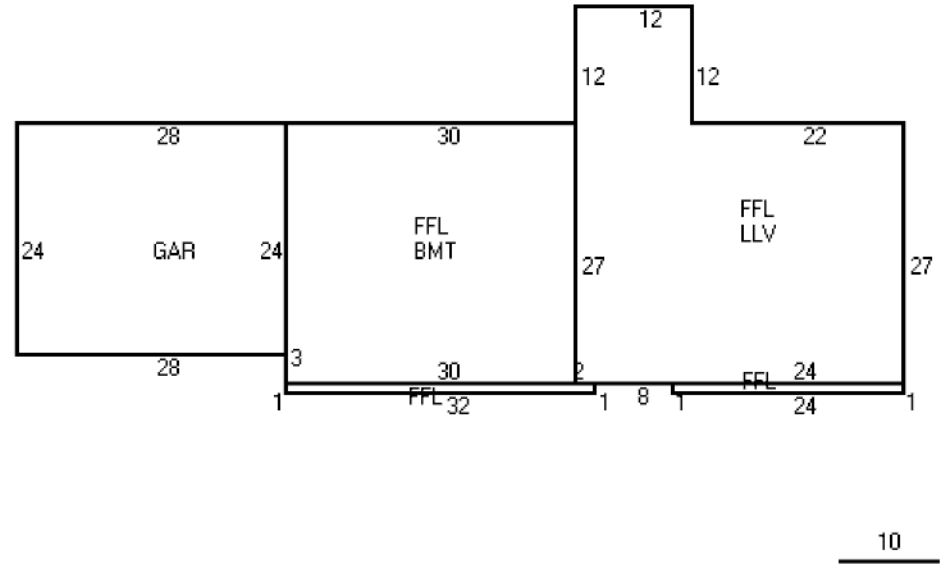
CALC SUMMARY

Basic \$ / SQ:	103.00
Size Adj.:	1.06120336
Const Adj.:	1.01999998
Adj \$ / SQ:	111.490
Other Features:	57009
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	503639
Depreciation:	138501
Depreciated Total:	365138

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:			Ind.Val	883758.3838
Juris. Factor:			Before Depr:	122.64
Special Features:	0		Val/Su Net:	81.64
Final Total:	365100		Val/Su SzAd:	189.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,928	111.490	214,953
LLV	LOWR LEVEL	1,062	131.000	139,123
BMT	BASEMENT	810	27.870	22,577
GAR	GARAGE	672	36.000	24,192
Net Sketched Area:		4,472	Total:	400,845
Size Ad	1928 Gross Area	4472	FinArea	2884

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	90	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	614	A	PR	1967	22.00	T	85	101			2,000			2,000
2	SHED/FR	D	Y	1	9X22	A	AV	1967	15.00	T	70	101			900			900

PARCEL ID 121 25 0

IMAGE



AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:	2,900	Total Special Features:		Total:	2,900
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