

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	VILASI CHARLENE
Owner 2:	
Owner 3:	39 DEERHAVEN ROAD REALTY TRUST
Street 1:	C/O WALTERS, SHANNON & JENSEN
Street 2:	28 HARVARD ST
Twn/City:	BROOKLINE
St/Prov:	MA Cntry Own Occ: Y
Postal:	02445 Type:

PREVIOUS OWNER

Owner 1:	GERNER HEINZ DIETER TR -
Owner 2:	39 DEERHAVEN ROAD REALTY TRUST -
Street 1:	39 DEERHAVEN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1809

NARRATIVE DESCRIPTION

This Parcel contains 2.7 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1970, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 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 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		0.863		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									25,890						25,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	385,000		2.700	725,900	1,110,900
Total Card		385,000	2.700	725,900	1,110,900
Total Parcel		385,000	2.700	725,900	1,110,900
Source: Market Adj Cost		Total Value per SQ unit /Card: 376.51		/Parcel: 376.51	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
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	321,100	0	2.7	658,700	979,800	979,800	Year End Roll	10/19/2021
2021	101	FV	298,300	0	2.7	585,900	884,200	884,200	Year End Roll	10/15/2020
2020	101	FV	295,400	0	2.7	585,900	881,300	881,300	Year End Roll	9/26/2019
2019	101	FV	266,700	0	2.7	568,300	835,000	835,000	Create Final value 2019	6/4/2019
2018	101	FV	266,700	0	2.7	568,300	835,000	835,000	Year End Roll	9/28/2017
2017	101	FV	263,800	0	2.7	537,900	801,700	801,700	Year End Roll	9/29/2016
2016	101	FV	261,000	0	2.7	522,700	783,700	783,700	Year End Roll	1/14/2016
2015	101	FV	255,200	0	2.7	485,900	741,100	741,100	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GERNER HEINZ DI	1298-70		11/22/2005	CONVENIENC		No	No			
GERNER HEINZ DI	1298-70		4/1/2005	CONVENIENC		1 No	No			
YEPREM EDIK,	1206-179		6/24/1999		520,000	No	No			
CHOU, HARRY H.S	1150-54		12/28/1995		430,000	No	No		CTF. 204004	
JOHN J. MCGILLI	843-45		11/19/1973		71,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/15/2021	ABATE-INSPEC	624	W Coelho
4/12/2018	MEAS/EXT INS	622	K Cuoco
11/17/2010	MEAS/EXT INS	25	D ERSKINE
9/26/2006	MEAS+INSPCTD	100	
3/8/2000	MEAS+INSPCTD	600	
3/14/1996	MEAS/EXT INS	606	
9/11/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

