121	27	0		1 of 1	RESIDENTIAL	TOTAL ASSESSED:	1,054,200
Map	Lot	Sublot	Building	Unit	CARD	!977!	

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	JENSEN TR DAVID J
Owner 2:	
Owner 3:	35 DEERHAVEN ROAD REALTY TRUST
Street 1:	27 HARVARD STREET
Street 2:	
Twn/City:	BROOKLINE
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02445 Type:

PREVIOUS OWNER

Owner 1:	TRUBIANO TR - MARY RUTH
Owner 2:	STACK TR - DIANA M
Street 1:	35 DEERHAVEN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry:
Postal:	01773-1809

NARRATIVE DESCRIPTION

This Parcel contains 2.3 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, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 13 Rooms, and 5 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	340,300		2.300	713,900	1,054,200
Total Card	340,300		2.300	713,900	1,054,200
Total Parcel	340,300		2.300	713,900	1,054,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 294.45 | /Parcel: 294.45

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

GIS Ref

GIS Ref

Insp Date 05/30/18

PREVIOUS ASSESSMENT

Parcel ID: 121 27 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	288,300	0	2.3	646,700	935,000	935,000	Year End Roll	10/19/2021
2021	101	FV	265,200	0	2.3	573,900	839,100	839,100	Year End Roll	10/15/2020
2020	101	FV	262,900	0	2.3	573,900	836,800	836,800	Year End Roll	9/26/2019
2019	101	FV	239,900	0	2.3	556,300	796,200	796,200	Create Final value 2019	6/4/2019
2018	101	FV	237,200	0	2.3	556,300	793,500	793,500	Year End Roll	9/28/2017
2017	101	FV	234,900	0	2.3	525,900	760,800	760,800	Year End Roll	9/29/2016
2016	101	FV	232,600	0	2.3	510,700	743,300	743,300	Year End Roll	1/14/2016
2015	101	FV	227,900	0	2.3	473,900	701,800	701,800	Year End	10/2/2014

PRINT

Date	Time
10/18/22	18:26:17

LAST REV

Date	Time
07/24/18	13:23:43

apro

977

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TRUBIANO TR,MAR	1490-103		6/2/2016		810,000	No	No			
DRAGO,NICHOLAS	1446-101		12/16/2013	FAMILY	10	No	No			death cert Bk 00772 pg 51 cert 1284
ROBERT G. DEMON	772-51		11/19/1968		65,000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
5/30/2018	MEAS+INSPCTD	622	K Cuoco
10/15/2009	MEAS/EXT INS	25	D ERSKINE
1/21/2003	ABATE-INSPEC	600	
8/25/2001	M&L COMPLETE	613	
3/11/1996	MEAS+INSPCTD	606	

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

USER DEFINED

Prior Id # 1:	24 7 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:	

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		0.463		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									13,890						13,900	

Total AC/HA:	2.29955	Total SF/SM:	100168.40	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	713,890	Spl Credit		Total:	713,900

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:	26 - WOOD		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1968	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:			
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:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

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

OTHER FEATURES

Kits:	2	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:	AV - Average	27.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		27	%

CALC SUMMARY

Basic $ / SQ:	118.00
Size Adj.:	1.03490031
Const Adj.:	1.01999998
Adj $ / SQ:	124.561
Other Features:	67253
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	466191
Depreciation:	125871
Depreciated Total:	340319

COMMENTS

kitchen in bsmt.

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:	13	BRs:	5	Baths:	3	HB	

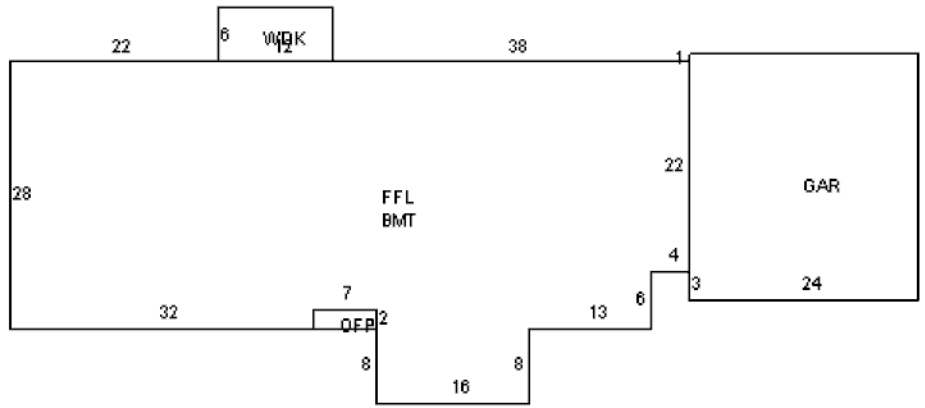
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	13	5	
Totals			
1	13	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 459800.0000

Juris. Factor:		Before Depr:	124.56
Special Features:	0	Val/Su Net:	69.14
Final Total:	340300	Val/Su SzAd	161.59

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	2,106	52.940	111,488
FFL	1ST FLOOR	2,106	124.560	262,325
GAR	GARAGE	624	36.000	22,464
WDK	WOOD DECK	72	34.040	2,451
OFP	OPEN PORCH	14	15.000	210

Net Sketched Area:	4,922			Total:	398,938
Size Ad	2106	Gross Area	4922	FinArea	3580

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	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

121 27 0

IMAGE

AssessPro Patriot Properties, Inc