



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 53 | | DEERHAVEN RD, LINCOLN |

OWNERSHIP

| | |
|-----------|--------------------------------|
| Owner 1: | SEGAL DAVID J |
| Owner 2: | |
| Owner 3: | 53 DEERHAVEN ROAD REALTY TRUST |
| Street 1: | 11 MARY'S WAY |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773 Type: |

PREVIOUS OWNER

| | |
|-----------|--------------------------|
| Owner 1: | STEWART - HELEN LAWRENCE |
| Owner 2: | STEWART - ALAN C |
| Street 1: | 53 DEERHAVEN RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-1809 |

NARRATIVE DESCRIPTION

This Parcel contains 3.056 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1964, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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 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 | | 1.169 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R3 | | | | | | | | | 35,070 | | | | | | 35,100 | |
| 101 | ONE FAM | | 0.05 | | ACRES | UNDEV | 0.2 | 0 | 30,000. | 0.200 | R3 | | | | | | | | | 300 | | | | | | 300 | Wetland |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 101 | 244,000 | 400 | 3.056 | 735,400 | 979,800 | | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | | | | Land Unit Type: | |
| Total Value per SQ unit /Card: 479.12 | | | | | | /Parcel: 479.12 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2022 | 101 | FV | 208,000 | 500 | 3.056 | 668,200 | 876,700 | 876,700 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 176,600 | 500 | 3.056 | 595,400 | 772,500 | 772,500 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 174,900 | 500 | 3.056 | 595,400 | 770,800 | 770,800 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 158,600 | 500 | 3.056 | 577,800 | 736,900 | 736,900 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 158,600 | 500 | 3.197 | 582,000 | 741,100 | 741,100 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 157,000 | 500 | 3.197 | 551,600 | 709,100 | 709,100 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 155,300 | 500 | 3.197 | 536,400 | 692,200 | 692,200 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 190,600 | 500 | 3.197 | 499,600 | 690,700 | 690,700 | Year End | 10/2/2014 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|--------------|------------|----|-----|-------|-----------------|-------|
| STEWART,HELEN L | 1456-24 | | 7/9/2014 | DIVORCE/ESTA | 661,800 | No | No | | | |
| DAIBER THEODORE | 1328-7 | | 10/18/2006 | FAMILY | | 1 | No | No | | |
| STEWART KENDALL | 1328-6 | | 10/16/2006 | FAMILY | | 1 | No | No | | |
| STEWART FRANCIS | 1258-62 | | 9/18/2002 | CONVENIENC | | No | No | | | |
| | 703-119 | | 6/19/1964 | | 14,000 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------------|-----------|-------|--------|-----|------------|----------|----------|--------------------|
| 12/21/2020 | R-20-0235 | BATH | 5,000 | O | | | | Finish bathroom in |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|---------------|-----|-------------|
| 1/14/2021 | ABATE-INSPEC | 624 | W Coelho |
| 12/10/2015 | MEAS+INSPECTD | 618 | G BOURGAULT |
| 8/1/2008 | MEAS/EXT INS | 25 | D ERSKINE |
| 8/25/2001 | M&L EXTERIOR | 613 | |
| 5/14/1996 | MEAS+INSPECTD | 606 | |
| 3/14/1996 | MEAS/EXT INS | 606 | |

Sign: VERIFICATION OF VISIT NOT DATA

