



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MASCARI TR RITA
Owner 2:	MASCARI TR LUCIANO
Owner 3:	MASCARI FAMILY REALTY TRUST
Street 1:	29 DEERHAVEN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1809 Type:

PREVIOUS OWNER

Owner 1:	MASCARI - RITA
Owner 2:	MASCARI - LUCIANO
Street 1:	29 DEERHAVEN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1809

NARRATIVE DESCRIPTION

This Parcel contains 2.5 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1968, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 2 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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 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	9.5	1.000	R3									760,000						760,000	
101	ONE FAM		0.663		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									19,890						19,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	525,200	5,600	2.500	779,900	1,310,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 304.76						/Parcel: 304.76	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	481,900	5600	2.5	719,900	1,207,400	1,207,400	Year end	11/3/2022
2022	101	FV	407,000	3200	2.5	652,700	1,062,900	1,062,900	Year End Roll	10/19/2021
2021	101	FV	380,600	3200	2.5	579,900	963,700	963,700	Year End Roll	10/15/2020
2020	101	FV	377,200	3200	2.5	579,900	960,300	960,300	Year End Roll	9/26/2019
2019	101	FV	343,400	3200	2.5	562,300	908,900	908,900	Create Final value 2019	6/4/2019
2018	101	FV	343,400	3200	2.5	562,300	908,900	908,900	Year End Roll	9/28/2017
2017	101	FV	340,100	0	2.5	531,900	872,000	872,000	Year End Roll	9/29/2016
2016	101	FV	336,700	0	2.5	516,700	853,400	853,400	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MASCARI,RITA	1562-24		8/31/2020	CONVENIENC		1	No	No		
PAUL E. MCWADE	1011-153		4/16/1986		380,000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
10/28/2020	R-20-0194	MANUAL	6,000	C	12/18/2020			Weatherization/air

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2016	MEAS/EXT INS	4	JG
8/4/2008	MEAS+INSPCTD	25	D ERSKINE
8/25/2001	ENTRY DENIED	613	
5/6/1996	MEAS+INSPCTD	600	

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

USER DEFINED

Prior Id # 1:	24 12 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:	

PRINT

Date	Time
09/13/23	18:48:39

LAST REV

Date	Time
05/10/21	09:17:01
blakeley	
953	

