



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MARANGOLY ELSIE
Owner 2:	
Owner 3:	
Street 1:	23 DEERHAVEN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MCCARTHY SARAH H -
Owner 2:	-
Street 1:	23 DEERHAVEN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1809

NARRATIVE DESCRIPTION

This Parcel contains 1.9 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1963, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 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	9.5	1.000	R3									760,000						760,000	
101	ONE FAM		0.063		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									1,890						1,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	385,600		1.900	761,900	1,147,500	529	0
							GIS Ref
							GIS Ref
							Insp Date
							05/30/18
Total Card			385,600	1.900	761,900	1,147,500	Entered Lot Size
Total Parcel			385,600	1.900	761,900	1,147,500	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card:		374.63	/Parcel:	374.63	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	354,000	0	1.9	701,900	1,055,900	1,055,900	Year end	11/3/2022
2022	101	FV	301,300	0	1.9	634,700	936,000	936,000	Year End Roll	10/19/2021
2021	101	FV	281,800	0	1.9	561,900	843,700	843,700	Year End Roll	10/15/2020
2020	101	FV	279,300	0	1.9	561,900	841,200	841,200	Year End Roll	9/26/2019
2019	101	FV	254,300	0	1.9	544,300	798,600	798,600	Create Final value 2019	6/4/2019
2018	101	FV	229,800	0	1.9	544,300	774,100	774,100	Year End Roll	9/28/2017
2017	101	FV	227,700	0	1.9	513,900	741,600	741,600	Year End Roll	9/29/2016
2016	101	FV	225,500	0	1.9	498,700	724,200	724,200	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MCCARTHY SARAH	1323-6		7/10/2006		735,000	No	No			
PARTOVI FIROOZ,	1218-44		2/17/2000		485,000	No	No			
RICHARD/BEVERLY	1129-7		7/1/1994		338,000	No	No			
EDWARD J. O'NEI	995-14		2/27/1985		230,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/29/2020	R-20-0122	MANUAL	3,500	C				Weatherization and
4/6/2015	6049	SOLAR PA	14,000	C	10/26/2018			Install solar pane
12/7/2010	4626	WINDOWS	17,335	C				replace 19win;1 pa

ACTIVITY INFORMATION

Date	Result	By	Name
5/30/2018	MEAS/EXT INS	622	K Cuoco
10/15/2009	MEAS/EXT INS	25	D ERSKINE
2/11/2003	ABATE-INSPEC	600	
8/25/2001	M&L EXTERIOR	613	
5/14/1996	MEAS+INSPCTD	606	
7/28/1995	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA

