

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HALPIN TR MICHAEL G
Owner 2:	HALPIN TR LYNNE C
Owner 3:	HALPIN FAMILY TRUST
Street 1:	11 DEERHAVEN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HALPIN - MICHAEL G
Owner 2:	HALPIN - LYNNE C
Street 1:	11 DEERHAVEN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.9 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1961, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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	323,700	7,300	1.900	761,900	1,092,900	530	0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 427.98						/Parcel: 427.98	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	296,800	7300	1.9	701,900	1,006,000	1,006,000	Year end	11/3/2022
2022	101	FV	255,200	8400	1.9	634,700	898,300	898,300	Year End Roll	10/19/2021
2021	101	FV	238,400	8400	1.9	561,900	808,700	808,700	Year End Roll	10/15/2020
2020	101	FV	236,300	8400	1.9	561,900	806,600	806,600	Year End Roll	9/26/2019
2019	101	FV	214,800	8400	1.9	544,300	767,500	767,500	Create Final value 2019	6/4/2019
2018	101	FV	214,800	8400	1.9	544,300	767,500	767,500	Year End Roll	9/28/2017
2017	101	FV	212,700	8400	1.9	513,900	735,000	735,000	Year End Roll	9/29/2016
2016	101	FV	210,500	8400	1.9	498,700	717,600	717,600	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HALPIN, MICHAEL	1603-23		6/8/2023	CONVENIENC	10	No	No			
FAVENESI JAMES	1252-18		5/10/2002		699,000	No	No			
TRACEY CAROLINE	1228-38		10/2/2000		595,000	No	No			
ROBERT J. TRACE	1103-85		11/9/1992	FAMILY		No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/16/2021	SH-21-0016	SHEET MT	10,000	O				Sheet metal permit
6/28/2021	R-21-0149	RENO-ADD	549,826	O	8/30/2022			Removal of existin
3/24/2017	6703	RENOVATI	40,750	C	6/29/2017			Remodel guest and
6/29/2011	4776	SHED	4,000	C	6/11/2012			8x10 prefab shed i
5/21/2010	4465	FINISH B	56,900	C	6/30/2011			reconst bsmt to li
3/22/2010	4408	DEMOLITI	8,000	C	7/20/2010			demo fin bmt due t
4/4/2008	3906	SHED		C	6/2/2009			10x20 shed
2/1/2008	3881	DEMOLITI	4,500	C	6/2/2009			emergency demo of
12/2/2004	3096	ROOF		C	3/14/2005			

ACTIVITY INFORMATION

Date	Result	By	Name
12/3/2018	PERMIT VISIT	622	K Cuoco
6/11/2012	MEAS/EXT INS	25	D ERSKINE
6/30/2011	M&L EXTERIOR	25	D ERSKINE
7/20/2010	MEAS/EXT INS	25	D ERSKINE
6/2/2009	PERMIT VISIT	25	D ERSKINE
12/13/2003	MEAS+INSPCTD	615	
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 14 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:	

EXTERIOR INFORMATION

Type:	19 - RANCH
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	8 - BRICK VEN 20%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - AVG. (+)
Year Blt:	1961 Eff Yr Blt:
Alt LUC:	
Jurisdct:	
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:	4 - CARPET 50%
Bsmnt Flr:	
Bsmnt Gar:	2
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

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
11	POOL I-V	D	Y	1	20X40	A	AV	1961	18.00	T	70	101			4,300			4,300
2	SHED/FR	D	Y	1	12x20	A	AV	2008	15.00	T	40	101			2,200			2,200
2	SHED/FR	D	Y	1	8x10	A	AV	2012	15.00	T	30	101			800			800

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frp1:	2	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	30.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		30.5%

CALC SUMMARY

Basic \$ / SQ:	131.00
Size Adj.:	1.07894731
Const Adj.:	1.02010000
Adj \$ / SQ:	144.183
Other Features:	65144
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	465798
Depreciation:	142069
Depreciated Total:	323730

COMMENTS

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	RM: 9 BR: 3 Bath: 2 HB: 1		

REMODELING

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

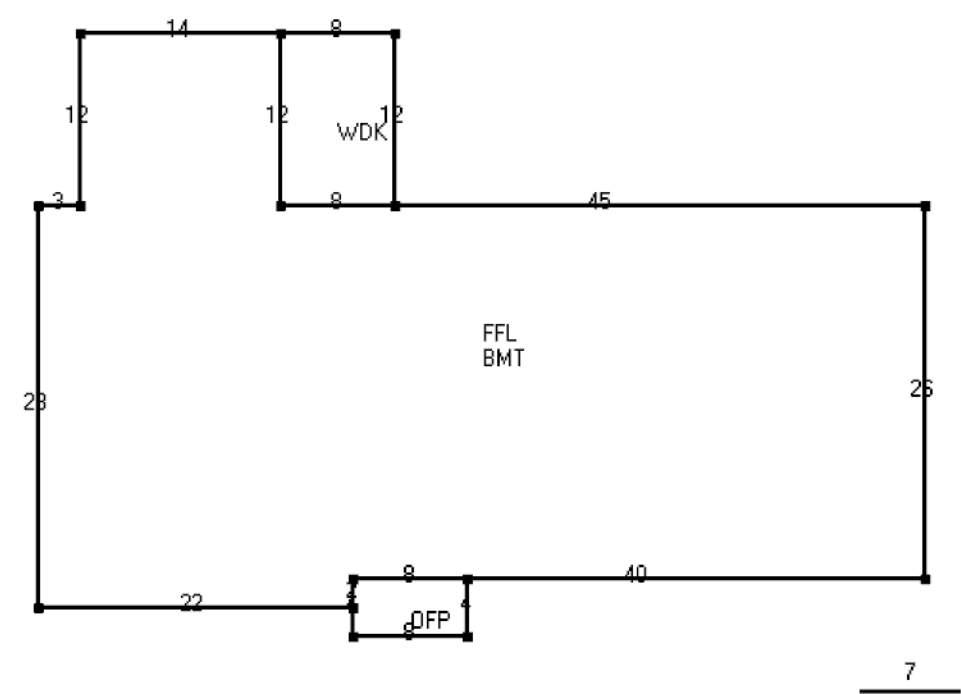
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val	718632.0079	
Juris. Factor:		Before Dep:	158.60	
Special Features:	0	Val/Su Net:	85.73	
Final Total:	323700	Val/Su SzAd	177.47	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,824	50.460	92,046	
FFL	1ST FLOOR	1,824	144.180	262,990	
WDK	WOOD DECK	96	29.090	2,793	
OFF	OPEN PORCH	32	15.000	480	
Net Sketched Area:		3,776	Total:	358,309	
Size Ad	1824	Gross Area	3776	FinArea	2554

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40 A		0

IMAGE

AssessPro Patriot Properties, Inc



More: N	Total Yard Items:	7,300	Total Special Features:		Total:	7,300
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