



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	YEH ROGER
Owner 2:	YEH REBECCA
Owner 3:	
Street 1:	5 DEERHAVEN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1809 Type:

PREVIOUS OWNER

Owner 1:	MEEHAN - THERESA
Owner 2:	-
Street 1:	5 DEERHAVEN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1809

NARRATIVE DESCRIPTION

This Parcel contains 1.997 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1955, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 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		0.16		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									960						1,000	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	599,400		1.997	761,000	1,360,400
Total Card	599,400		1.997	761,000	1,360,400
Total Parcel	599,400		1.997	761,000	1,360,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		343.97	/Parcel: 343.97

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	11/17/18
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	524,700	0	1.997	701,000	1,225,700	1,225,700	Year end	11/3/2022
2022	101	FV	456,900	0	1.997	633,800	1,090,700	1,090,700	Year End Roll	10/19/2021
2021	101	FV	450,900	0	1.997	561,000	1,011,900	1,011,900	Year End Roll	10/15/2020
2020	101	FV	404,200	0	1.997	505,000	909,200	909,200	Year End Roll	9/26/2019
2019	101	FV	390,300	0	1.997	462,000	852,300	852,300	Create Final value 2019	6/4/2019
2018	101	FV	390,300	0	1.997	462,000	852,300	852,300	Year End Roll	9/28/2017
2017	101	FV	383,200	0	1.997	436,200	819,400	819,400	Year End Roll	9/29/2016
2016	101	FV	383,200	0	1.997	423,300	806,500	806,500	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
MEEHAN,THERESA	1515-2		9/1/2017		860,000	No	No	
ASAPH HAROLD J,	1190-48		6/24/1998		515,000	No	No	
OWEN, DONALD T.	1125-88		4/22/1994		344,025	No	No	
WALTER J. MORET	975-36		9/16/1983		150,000	No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/17/2020	R-20-0211	WINDOWS	26,185	C	11/18/2020			Install 36 replace
7/28/2020	R-20-0121	MANUAL	8,424	C				Weatherization and
11/10/2004	3084	RENOVATI	23,821	C	5/14/2005			pre-fab wall panel
3/11/2003	2654	MANUAL	25,000	C	6/18/2003			rep kitc wall & do
6/26/2002	2522	MANUAL	10,000	C	6/18/2003			dormer, wood decki
3/7/1994	433	RENOVATI	35,000	C	7/17/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2018	MEAS/EXT INS	622	K Cuoco
11/17/2010	MEAS/EXT INS	25	D ERSKINE
5/14/2005	MEAS+INSPCTD	615	
6/18/2003	MEAS/EXT INS	615	
8/25/2001	M&L EXTERIOR	613	
3/18/1996	MEAS/EXT INS	606	
8/10/1995	INSPECTED	600	
7/17/1995	MEAS/EXT INS	600	

Sign: VERIFICATION OF VISIT NOT DATA

