



**PROPERTY LOCATION**

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

**OWNERSHIP**

Unit #: \_\_\_\_\_

Owner 1: SOLMAN III TR FRED JOHN

Owner 2: FORTIER SOLMAN TR CLAIRE

Owner 3: CLAIRE F SOLMAN 2018 REV TRUST

Street 1: PO BOX 61

Street 2: \_\_\_\_\_

Twn/City: LINCOLN

St/Prov: MA Cntry \_\_\_\_\_ Own Occ: Y

Postal: 01773-1806 Type: \_\_\_\_\_

**PREVIOUS OWNER**

Owner 1: SOLMAN III - FRED JOHN

Owner 2: FORTIER - CLAIRE

Street 1: 16 DEERHAVEN RD

Twn/City: LINCOLN

St/Prov: MA Cntry \_\_\_\_\_

Postal: 01773-1806

**NARRATIVE DESCRIPTION**

This Parcel contains 2.3 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1959, 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		0.043		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									1,290						1,300	
101	ONE FAM		0.42		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									2,520						2,500	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	323,200	3,300	2.300	763,800	1,090,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 463.17						/Parcel: 463.17	

**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	3300	2.3	703,800	1,003,900	1,003,900	Year end	11/3/2022
2022	101	FV	257,700	3300	2.3	636,600	897,600	897,600	Year End Roll	10/19/2021
2021	101	FV	241,300	3300	2.3	563,800	808,400	808,400	Year End Roll	10/15/2020
2020	101	FV	239,200	3300	2.3	563,800	806,300	806,300	Year End Roll	9/26/2019
2019	101	FV	218,100	3300	2.3	546,200	767,600	767,600	Create Final value 2019	6/4/2019
2018	101	FV	224,100	3300	2.3	546,200	773,600	773,600	Year End Roll	9/28/2017
2017	101	FV	221,900	3300	2.3	515,800	741,000	741,000	Year End Roll	9/29/2016
2016	101	FV	204,600	3300	2.3	500,600	708,500	708,500	Year End Roll	1/14/2016

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SOLMAN III,FRED	74223-471		3/3/2020	CONVENIENC		1	No	No		
PHYLLIS B. MAX	985-56		6/26/1984		225,000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/18/2016	6504	SOLAR PA	23,000	C				Install solar pane
7/14/2015	6166	RENOVATI	48,321	C	11/16/2015			Remodel kitchen an
9/2/2009	4255	ROOF		C				strip & re-roof
9/7/2007	3759	ROOF		C				strip & re-roof

**ACTIVITY INFORMATION**

Date	Result	By	Name
2/28/2018	MEAS+INSPCTD	622	K Cuoco
8/4/2008	MEAS+INSPCTD	25	D ERSKINE
8/25/2001	M&L COMPLETE	613	
3/18/1996	MEAS/EXT INS	606	
5/1/1991	INSPECTED	601	

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA \_\_\_\_/\_\_\_\_/\_\_\_\_

