



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CLARY SCOTT A
Owner 2:	CLARY REALTY TRUST
Owner 3:	
Street 1:	11 OAK KNOLL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	GRIGGSJR - THOMAS I
Owner 2:	-
Street 1:	47 DEERHAVEN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1809

NARRATIVE DESCRIPTION

This Parcel contains 3. ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1968, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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		1.113		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									33,390						33,400	
101	ONE FAM		0.05		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									300						300	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	397,600	14,200	3.000	793,700	1,205,500
Total Card	397,600	14,200	3.000	793,700	1,205,500
Total Parcel	397,600	14,200	3.000	793,700	1,205,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		377.85	/Parcel: 377.85

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

GIS Ref
GIS Ref
Insp Date
11/17/16

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	363,400	14200	3.	733,700	1,111,300	1,111,300	Year end	11/3/2022
2022	101	FV	304,400	14200	3.	666,500	985,100	985,100	Year End Roll	10/19/2021
2021	101	FV	283,200	14200	3.	593,700	891,100	891,100	Year End Roll	10/15/2020
2020	101	FV	280,600	14200	3.	593,700	888,500	888,500	Year End Roll	9/26/2019
2019	101	FV	253,900	14200	3.	576,100	844,200	844,200	Create Final value 2019	6/4/2019
2018	101	FV	253,900	14200	3.	576,100	844,200	844,200	Year End Roll	9/28/2017
2017	101	FV	242,400	14200	3.	545,700	802,300	802,300	Year End Roll	9/29/2016
2016	101	FV	239,900	14200	3.	530,500	784,600	784,600	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GRIGGSJR, THOMAS	1601-143		5/1/2023		1,100,000	No	No			
THOMAS I. GRIGG	860-113		4/18/1975	FAMILY		No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2016	MEAS/EXT INS	4	JG
8/4/2008	MEAS/EXT INS	25	D ERSKINE
8/25/2001	M&L COMPLETE	613	
3/11/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	2.99955	Total SF/SM:	130660.41	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	793,690	Spl Credit		Total:	793,700
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