



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	NATARAJAN RAMESH
Owner 2:	RAMESH ARUNA
Owner 3:	
Street 1:	22 DEERHAVEN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1806 Type:

PREVIOUS OWNER

Owner 1:	MARANGOLY - DIANE
Owner 2:	MARANGOLY JR - GEORGE
Street 1:	22 DEERHAVEN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1806

NARRATIVE DESCRIPTION

This Parcel contains 2.2 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1979, Having Primarily BRICK VENTR Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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		0.363		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									10,890						10,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	654,400	5,900	2.200	770,900	1,431,200
Total Card 654,400 5,900 2.200 770,900 1,431,200					
Total Parcel 654,400 5,900 2.200 770,900 1,431,200					
Source: Market Adj Cost		Total Value per SQ unit /Card:		331.53	/Parcel: 331.53

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

GIS Ref
GIS Ref
Insp Date
07/08/19

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	604,800	5900	2.2	710,900	1,321,600	1,321,600	Year end	11/3/2022
2022	101	FV	367,800	8800	2.2	643,700	1,020,300	1,020,300	Year End Roll	10/19/2021
2021	101	FV	356,100	8800	2.2	570,900	935,800	935,800	Year End Roll	10/15/2020
2020	101	FV	353,100	8800	2.2	570,900	932,800	932,800	Year End Roll	9/26/2019
2019	101	FV	404,700	8800	2.2	553,300	966,800	966,800	Create Final value 2019	6/4/2019
2018	101	FV	404,700	8800	2.2	553,300	966,800	966,800	Year End Roll	9/28/2017
2017	101	FV	392,800	8800	2.2	522,900	924,500	924,500	Year End Roll	9/29/2016
2016	101	FV	388,700	8800	2.2	507,700	905,200	905,200	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
MARANGOLY,DIANE	1580-9		10/1/2021		1,390,000	No	No	
KENNEDY TR,JOHN	1545-168		6/25/2019		975,000	No	No	
KENNEDY,JOHN P	1433-58		4/25/2013	FAMILY	100	No	No	
HAROLD E. LAWSO	904-96		5/17/1978		41,900	No	No	

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MARANGOLY,DIANE	1580-9		10/1/2021		1,390,000	No	No			
KENNEDY TR,JOHN	1545-168		6/25/2019		975,000	No	No			
KENNEDY,JOHN P	1433-58		4/25/2013	FAMILY	100	No	No			
HAROLD E. LAWSO	904-96		5/17/1978		41,900	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/2/2022	R-22-0091	FINISH B	26,056	O	10/4/2022			Finish 13`x17` roo
7/14/1997	1229	POOL	24,000	C	3/17/1998			3/17/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2022	INFO FR MLS	625	J Frank
7/8/2019	INSPECTED	1	H M SCHEID
11/27/2018	PERMIT VISIT	622	K Cuoco
11/17/2016	MEAS/EXT INS	4	JG
8/4/2008	MEAS+INSPCTD	25	D ERSKINE
8/25/2001	M&L COMPLETE	613	
3/17/1998	MEAS/EXT INS	602	
5/13/1996	MEAS+INSPCTD	606	
3/14/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

