

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KNUTSON CHARLES GF
Owner 2:	KNUTSON SARAH K
Owner 3:	
Street 1:	26 DEERHAVEN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	SOMERS - DONNA
Owner 2:	-
Street 1:	26 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) SPLIT ENTRY Building Built about 1960, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 6 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
101	354,600	100	1.900	761,900	1,116,600	2915
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 484.97						/Parcel: 484.97

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	328,900	100	1.9	701,900	1,030,900	1,030,900	Year end	11/3/2022
2022	101	FV	290,700	100	1.9	634,700	925,500	925,500	Year End Roll	10/19/2021
2021	101	FV	275,100	100	1.9	561,900	837,100	837,100	Year End Roll	10/15/2020
2020	101	FV	264,600	100	1.9	561,900	826,600	826,600	Year End Roll	9/26/2019
2019	101	FV	262,000	100	1.9	544,300	806,400	806,400	Create Final value 2019	6/4/2019
2018	101	FV	262,000	100	1.9	544,300	806,400	806,400	Year End Roll	9/28/2017
2017	101	FV	259,400	100	1.9	513,900	773,400	773,400	Year End Roll	9/29/2016
2016	101	FV	254,100	100	1.9	498,700	752,900	752,900	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SOMERS,DONNA	1477-91		8/20/2015		900,000	No	No			
SOMERS DONNA,	1365-38		2/9/2009	FAMILY	52,500	No	No			
WALKER ELEANORE	1316-35		2/28/2006	CONVENIENC	735,000	No	No			
WYNER TODD E,	1316-34		2/28/2006		735,000	No	No			
WYNER TODD E,	1242-99		9/13/2001	CONVENIENC	100	No	No			
WYNER TODD E,	1190-148		7/14/1998	CONVENIENC	1	No	No			
RABINOWITZ SAMU	1190-147		6/8/1998		425,000	No	No			
ROBERT M. WOOD	1020-159		10/9/1986		350,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/12/2021	R-21-0265	MANUAL	7,000	C	11/23/2021			Weatherization & a
12/23/2010	4636	WINDOWS	26,750	C				replace 16 windows
5/20/2008	3946	MANUAL		C	6/2/2009			remove gunite pool
3/24/2006	3377	RENOVATI	38,000	C	7/25/2006			Renovate Kitchen;C
9/23/2004	3045	ROOF		C	3/14/2005			
2/25/2003	2645	WDK	9,000	C	6/18/2003			replace existing d

ACTIVITY INFORMATION

Date	Result	By	Name
5/30/2018	MEAS/EXT INS	622	K Cuoco
6/2/2009	PERMIT VISIT	25	D ERSKINE
7/25/2006	PERMIT VISIT	100	
6/18/2003	MEAS/EXT INS	615	
8/25/2001	M&L COMPLETE	613	
4/7/1999	MEAS+INSPCTD	600	
3/11/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	24 24 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:	

