



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BROOKS PHANWADEE L
Owner 2:	
Owner 3:	
Street 1:	1806 MEZES AVENUE
Street 2:	
Twn/City:	BELMONT
St/Prov:	CA Cntry Own Occ: Y
Postal:	94002 Type:

PREVIOUS OWNER

Owner 1:	BROOKS RODNEY A -
Owner 2:	BROOKS PHANWADEE L -
Street 1:	30 DEERHAVEN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1806

NARRATIVE DESCRIPTION

This Parcel contains 1.9 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, 8 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
101	296,400		1.900	761,900	1,058,300
Total Card	296,400		1.900	761,900	1,058,300
Total Parcel	296,400		1.900	761,900	1,058,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		486.31	/Parcel: 486.31

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	271,400	0	1.9	701,900	973,300	973,300	Year end	11/3/2022
2022	101	FV	229,100	0	1.9	634,700	863,800	863,800	Year End Roll	10/19/2021
2021	101	FV	209,800	0	1.9	561,900	771,700	771,700	Year End Roll	10/15/2020
2020	101	FV	207,900	0	1.9	561,900	769,800	769,800	Year End Roll	9/26/2019
2019	101	FV	188,600	0	1.9	544,300	732,900	732,900	Create Final value 2019	6/4/2019
2018	101	FV	188,600	0	1.9	544,300	732,900	732,900	Year End Roll	9/28/2017
2017	101	FV	186,700	0	1.9	513,900	700,600	700,600	Year End Roll	9/29/2016
2016	101	FV	184,800	0	1.9	498,700	683,500	683,500	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
BROOKS RODNEY A	1012-84		10/3/2003	CONVENIENC		1	No	No
JAY F. KOPP	1012-64		5/1/1986		320,000	No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/10/2007	3669	ROOF		C				re-rood dwelling

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2016	MEAS/EXT INS	4	JG
8/4/2008	MEAS/EXT INS	25	D ERSKINE
9/27/2001	M&L COMPLETE	613	
3/11/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

PRINT

Date	Time
09/13/23	18:51:02

LAST REV

Date	Time
04/13/21	16:28:33

blakeley
967

USER DEFINED

Prior Id # 1: 24 25 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:

