121	33	0			1 of 1	RESIDENTIAL	TOTAL ASSESSED:	1,155,200
Map	Lot	Sublot	Building	Unit	CARD		!970!	

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	HAN CHENG
Owner 2:	FU LIRONG
Owner 3:	
Street 1:	44 DEERHAVEN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773-1806 Type:

PREVIOUS OWNER

Owner 1:	CURTIS - ELLIOT
Owner 2:	LAMPTON - ANN
Street 1:	44 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 1973, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	390,600	2,700	1.900	761,900	1,155,200
Total Card	390,600	2,700	1.900	761,900	1,155,200
Total Parcel	390,600	2,700	1.900	761,900	1,155,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 361.23 | /Parcel: 361.23

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

GIS Ref

GIS Ref

Insp Date 11/17/16

PREVIOUS ASSESSMENT

Parcel ID: 121 33 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	356,700	2700	1.9	701,900	1,061,300	1,061,300	Year end	11/3/2022
2022	101	FV	298,500	2700	1.9	634,700	935,900	935,900	Year End Roll	10/19/2021
2021	101	FV	272,400	2700	1.9	561,900	837,000	837,000	Year End Roll	10/15/2020
2020	101	FV	269,800	2700	1.9	561,900	834,400	834,400	Year End Roll	9/26/2019
2019	101	FV	243,700	2700	1.9	544,300	790,700	790,700	Create Final value 2019	6/4/2019
2018	101	FV	243,700	2700	1.9	544,300	790,700	790,700	Year End Roll	9/28/2017
2017	101	FV	241,100	2700	1.9	513,900	757,700	757,700	Year End Roll	9/29/2016
2016	101	FV	238,500	2700	1.9	498,700	739,900	739,900	Year End Roll	1/14/2016

PRINT

Date	Time
09/13/23	18:51:34

LAST REV

Date	Time
06/22/22	15:13:01
blakeley	
970	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CURTIS,ELLIOT	1451-85		4/22/2014		804,000	No	No			
BUCCI FRANK/ARL	1117-79		10/1/1993		447,500	No	No			
HUTCHINS JOHN C	802-49		3/19/1971		22,000	No	No			

USER DEFINED

Prior Id # 1:	24 28 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:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/24/2021	R-21-0097	SHED	23,500	O	3/21/2022			Install shed for s
6/3/1996	968-96	ROOF		C	6/3/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2016	MEAS/EXT INS	4	JG
8/4/2008	MEAS/EXT INS	25	D ERSKINE
9/7/2001	M&L COMPLETE	613	
6/3/1997	MEAS/EXT INS	602	
3/15/1996	MEAS+INSPCTD	606	
7/13/1995	INSPECTED	600	

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

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 Influ	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	

Total AC/HA:	1.89955	Total SF/SM:	82744.40	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	761,890	Spl Credit		Total:	761,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - RANCH		
Sty Ht:	1 - 1		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	1 - WOOD SHING		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1973	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - PLASTER		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			%
Bsmnt Flr:			
Bsmnt Gar:	2		
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	Yes
% Com Wal	0	% Sprinkled	0

BATH FEATURES

Full Bath	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	17.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	17.2	%

CALC SUMMARY

Basic $ / SQ:	131.00
Size Adj.:	1.04850745
Const Adj.:	1.01999998
Adj $ / SQ:	140.102
Other Features:	50940
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	471764
Depreciation:	81143
Depreciated Total:	390621

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	2	HB	1

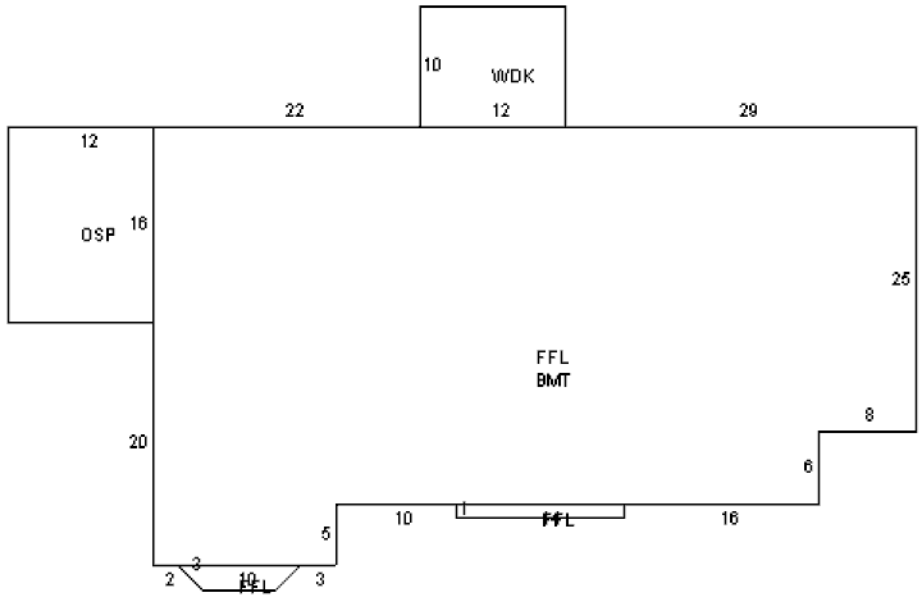
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	1
Totals			
1	9	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 767599.3951

Juris. Factor:		Before Depr:	140.10
Special Features:	0	Val/Su Net:	90.79
Final Total:	390600	Val/Su SzAd	194.33

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,010	140.100	281,604
BMT	BASEMENT	1,980	66.550	131,766
OSP	SCRN PORCH	192	22.500	4,320
WDK	WOOD DECK	120	26.130	3,135

Net Sketched Area:	4,302			Total:	420,825
Size Ad	2010	Gross Area	4302	FinArea	3198

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	60	A	0

IMAGE

AssessPro Patriot Properties, Inc

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
12	POOL I-G	D	Y	1	385	A	AV	1973	22.00	T	70	101			2,500			2,500
2	SHED/FR	D	Y	1	6X8	A	AV	1973	15.00	T	70	101			200			200

PARCEL ID

121 33 0

More:	N	Total Yard Items:	2,700	Total Special Featues:		Total:	2,700