

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SEGAL DAVID
Owner 2:	
Owner 3:	
Street 1:	11 MARY'S WAY
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	VILASI - CHARLENE
Owner 2:	-
Street 1:	C/O WALTERS, SHANNON & JENSEN
Twn/City:	BROOKLINE
St/Prov:	MA Cntry
Postal:	02445

NARRATIVE DESCRIPTION

This Parcel contains 2.7 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1970, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 4 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		0.863		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									25,890						25,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	421,800		2.700	785,900	1,207,700
Total Card 421,800 2.700 785,900 1,207,700					
Total Parcel 421,800 2.700 785,900 1,207,700					
Source: Market Adj Cost		Total Value per SQ unit /Card: 409.32		/Parcel: 409.32	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	385,000	0	2.7	725,900	1,110,900	1,110,900	Year end	11/3/2022
2022	101	FV	321,100	0	2.7	658,700	979,800	979,800	Year End Roll	10/19/2021
2021	101	FV	298,300	0	2.7	585,900	884,200	884,200	Year End Roll	10/15/2020
2020	101	FV	295,400	0	2.7	585,900	881,300	881,300	Year End Roll	9/26/2019
2019	101	FV	266,700	0	2.7	568,300	835,000	835,000	Create Final value 2019	6/4/2019
2018	101	FV	266,700	0	2.7	568,300	835,000	835,000	Year End Roll	9/28/2017
2017	101	FV	263,800	0	2.7	537,900	801,700	801,700	Year End Roll	9/29/2016
2016	101	FV	261,000	0	2.7	522,700	783,700	783,700	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
VILASI,CHARLENE	1599-56		2/10/2023	CONVENIENC		1	No	No		
GERNER HEINZ DI	1298-70		11/22/2005	CONVENIENC			No	No		
GERNER HEINZ DI	1298-70		4/1/2005	CONVENIENC		1	No	No		
YEPREM EDIK,	1206-179		6/24/1999		520,000	No	No			
CHOU, HARRY H.S	1150-54		12/28/1995		430,000	No	No		CTF. 204004	
JOHN J. MCGILLI	843-45		11/19/1973		71,000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
1/15/2021	ABATE-INSPEC	624	W Coelho
4/12/2018	MEAS/EXT INS	622	K Cuoco
11/17/2010	MEAS/EXT INS	25	D ERSKINE
9/26/2006	MEAS+INSPECTD	100	
3/8/2000	MEAS+INSPECTD	600	
3/14/1996	MEAS/EXT INS	606	
9/11/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 2.69955	Total SF/SM: 117592.39	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 3	Total: 785,890	Spl Credit	Total: 785,900
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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:	

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

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	RM:	7	BR:	4	Bath:	2	HB:	1				

OTHER FEATURES

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

CONDO INFORMATION

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

GENERAL INFORMATION

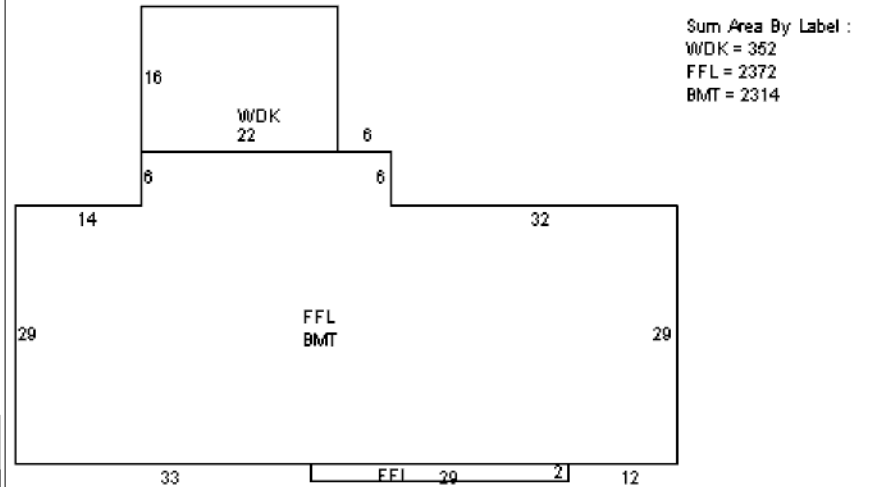
Grade:	C+ - AVG. (+)		
Year Blt:	1970	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	1
Totals			
1	7	4	

SKETCH

Sum Area By Label :
W/DK = 352
FFL = 2372
BMT = 2314

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	4 - CARPET 30%
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: 100
Solar HW:	NO Central Vac: NO
% Com Wal:	0 % Sprinkled: 0

DEPRECIATION

Phys Cond:	GD - Good	18.2%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.2%

CALC SUMMARY

Basic \$ / SQ:	131.00
Size Adj.:	1.00295115
Const Adj.:	1.01399994
Adj \$ / SQ:	133.226
Other Features:	50033
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	515707
Depreciation:	93859
Depreciated Total:	421849

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val	545000.0000
Juris. Factor:	Before Depr:	146.55	
Special Features:	0	Val/Su Net:	83.72
Final Total:	421800	Val/Su SzAd:	177.82

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,372	133.230	316,012	
BMT	BASEMENT	2,314	41.630	96,339	
W/DK	WOOD DECK	352	18.300	6,441	
Net Sketched Area:		5,038	Total:	418,792	
Size Ad	2372	Gross Area	5038	FinArea	2951

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25		

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

PARCEL ID

121 26 0

IMAGE

AssessPro Patriot Properties, Inc



More: N Total Yard Items: Total Special Features: Total: