

Map Lot Sublot Building Unit

Town Of Lincoln



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 35 | | 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: | JENSEN TR - DAVID J |
| Owner 2: | - |
| Street 1: | 27 HARVARD STREET |
| Twn/City: | BROOKLINE |
| St/Prov: | MA Cntry |
| Postal: | 02445 |

NARRATIVE DESCRIPTION

This Parcel contains 2.3 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1968, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 13 Rooms, and 5 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 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 | | 0.463 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R3 | | | | | | | | | 13,890 | | | | | | 13,900 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|--------------|-----------------|--------------------------------|-----------|------------|-----------------|
| 101 | 370,400 | | 2.300 | 773,900 | 1,144,300 |
| Total Card | 370,400 | | 2.300 | 773,900 | 1,144,300 |
| Total Parcel | 370,400 | | 2.300 | 773,900 | 1,144,300 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | | 319.62 | /Parcel: 319.62 |

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

| |
|-----------|
| GIS Ref |
| GIS Ref |
| Insp Date |
| 05/30/18 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2023 | 101 | FV | 340,300 | 0 | 2.3 | 713,900 | 1,054,200 | 1,054,200 | Year end | 11/3/2022 |
| 2022 | 101 | FV | 288,300 | 0 | 2.3 | 646,700 | 935,000 | 935,000 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 265,200 | 0 | 2.3 | 573,900 | 839,100 | 839,100 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 262,900 | 0 | 2.3 | 573,900 | 836,800 | 836,800 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 239,900 | 0 | 2.3 | 556,300 | 796,200 | 796,200 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 237,200 | 0 | 2.3 | 556,300 | 793,500 | 793,500 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 234,900 | 0 | 2.3 | 525,900 | 760,800 | 760,800 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 232,600 | 0 | 2.3 | 510,700 | 743,300 | 743,300 | Year End Roll | 1/14/2016 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|------------|------------|----|-----|-------|-----------------|-------------------------------------|
| JENSEN TR,DAVID | 1599-55 | | 2/10/2023 | CONVENIENC | | 1 | No | No | | |
| TRUBIANO TR,MAR | 1490-103 | | 6/2/2016 | | 810,000 | No | No | | | |
| DRAGO,NICHOLAS | 1446-101 | | 12/16/2013 | FAMILY | | 10 | No | No | | death cert Bk 00772 pg 51 cert 1284 |
| ROBERT G. DEMON | 772-51 | | 11/19/1968 | | 65,000 | No | No | | | |

BUILDING PERMITS

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

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 5/30/2018 | MEAS+INSPCTD | 622 | K Cuoco |
| 10/15/2009 | MEAS/EXT INS | 25 | D ERSKINE |
| 1/21/2003 | ABATE-INSPEC | 600 | |
| 8/25/2001 | M&L COMPLETE | 613 | |
| 3/11/1996 | MEAS+INSPCTD | 606 | |

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 2.29955 Total SF/SM: 100168.40 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 3 Total: 773,890 Spl Credit Total: 773,900

