



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MASCARI TR RITA
Owner 2:	MASCARI TR LUCIANO
Owner 3:	MASCARI FAMILY REALTY TRUST
Street 1:	29 DEERHAVEN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1809 Type:

PREVIOUS OWNER

Owner 1:	MASCARI - RITA
Owner 2:	MASCARI - LUCIANO
Street 1:	29 DEERHAVEN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1809

NARRATIVE DESCRIPTION

This parcel contains 2.5 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1968, having primarily CLAPBOARD Exterior and 4301 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.663		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									23,205						23,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.500	570,200	6,000	821,600	1,397,800
Total Card 2.500 570,200 6,000 821,600 1,397,800					
Total Parcel 2.500 570,200 6,000 821,600 1,397,800					
Source: Market Adj Cost		Total Value per SQ unit /Card: 325.01		/Parcel: 325.01	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	538,500	5600	2.5	798,400	1,342,500		Year End Roll	12/2/2024
2024	101	FV	525,200	5600	2.5	779,900	1,310,700		Year end	11/9/2023
2023	101	FV	481,900	5600	2.5	719,900	1,207,400	1,207,400	Year end	11/3/2022
2022	101	FV	407,000	3200	2.5	652,700	1,062,900	1,062,900	Year End Roll	10/19/2021
2021	101	FV	380,600	3200	2.5	579,900	963,700	963,700	Year End Roll	10/15/2020
2020	101	FV	377,200	3200	2.5	579,900	960,300	960,300	Year End Roll	9/26/2019
2019	101	FV	343,400	3200	2.5	562,300	908,900	908,900	Create Final va	6/4/2019
2018	101	FV	343,400	3200	2.5	562,300	908,900	908,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MASCARI,RITA	1562-24		8/31/2020	CONVENIENC		1	No	No	
PAUL E. MCWADE	1011-153		4/16/1986		380,000		No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/28/2020	R-20-0194	MANUAL	6,000	C	12/18/2020			Weatherization/air

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2016	MEAS/EXT INS	4	JG
8/4/2008	MEAS+INSPCTD	25	D ERSKINE
8/25/2001	ENTRY DENIED	613	
5/6/1996	MEAS+INSPCTD	600	

Sign: VERIFICATION OF VISIT NOT DATA

