

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	YEH ROGER
Owner 2:	YEH REBECCA
Owner 3:	
Street 1:	5 DEERHAVEN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1809 Type:

PREVIOUS OWNER

Owner 1:	MEEHAN - THERESA
Owner 2:	-
Street 1:	5 DEERHAVEN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1809

NARRATIVE DESCRIPTION

This parcel contains 1.997 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1955, having primarily WOOD SHING Exterior and 3955 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 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		0.16		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									1,120						1,100	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.997	535,500		799,500	1,335,000
Total Card 1.997 535,500 799,500 1,335,000					
Total Parcel 1.997 535,500 799,500 1,335,000					
Source: Market Adj Cost		Total Value per SQ unit /Card: 337.55		/Parcel: 337.55	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	602,800	0	1.997	776,300	1,379,100		Year End Roll	12/2/2024
2024	101	FV	599,400	0	1.997	761,000	1,360,400		Year end	11/9/2023
2023	101	FV	524,700	0	1.997	701,000	1,225,700	1,225,700	Year end	11/3/2022
2022	101	FV	456,900	0	1.997	633,800	1,090,700	1,090,700	Year End Roll	10/19/2021
2021	101	FV	450,900	0	1.997	561,000	1,011,900	1,011,900	Year End Roll	10/15/2020
2020	101	FV	404,200	0	1.997	505,000	909,200	909,200	Year End Roll	9/26/2019
2019	101	FV	390,300	0	1.997	462,000	852,300	852,300	Create Final va	6/4/2019
2018	101	FV	390,300	0	1.997	462,000	852,300	852,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MEEHAN, THERESA	1515-2		9/1/2017		860,000	No	No		
ASAPH HAROLD J.	1190-48		6/24/1998		515,000	No	No		
OWEN, DONALD T.	1125-88		4/22/1994		344,025	No	No		
WALTER J. MORET	975-36		9/16/1983		150,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/17/2020	R-20-0211	WINDOWS	26,185	C	11/18/2020			Install 36 replace
7/28/2020	R-20-0121	MANUAL	8,424	C				Weatherization and
11/10/2004	3084	RENOVATI	23,821	C	5/14/2005			pre-fab wall panel
3/11/2003	2654	MANUAL	25,000	C	6/18/2003			rep kitc wall & do
6/26/2002	2522	MANUAL	10,000	C	6/18/2003			dormer, wood decki
3/7/1994	433	RENOVATI	35,000	C	7/17/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2018	MEAS/EXT INS	622	K Cuoco
11/17/2010	MEAS/EXT INS	25	D ERSKINE
5/14/2005	MEAS+INSPCTD	615	
6/18/2003	MEAS/EXT INS	615	
8/25/2001	M&L EXTERIOR	613	
3/18/1996	MEAS/EXT INS	606	
8/10/1995	INSPECTED	600	
7/17/1995	MEAS/EXT INS	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	24 15 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:	
CivilDistrict:	
Ratio:	

