



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	24 16 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:	

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MORRIS DEVIN
Owner 2:	BAGLAN ANNA
Owner 3:	
Street 1:	4 DEERHAVEN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1806
Own Occ:	Y
Type:	

PREVIOUS OWNER

Owner 1:	FISCALE - JOSEPH
Owner 2:	FISCALE - ROSANNA
Street 1:	4 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 RANCH Building built about 1958, having primarily WOOD SHING Exterior and 1932 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 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	8.76	1.00	R2									700,800						700,800	
101	ONE FAM		0.063		ACRES	UNDEV	0.2	0	35,000.	0.20	R2									441						400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.900	268,900	400	701,200	970,500
Total Card	1.900	268,900	400	701,200	970,500
Total Parcel	1.900	268,900	400	701,200	970,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		502.28	/Parcel: 502.28

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	284,400	400	1.9	694,000	978,800		Year End Roll	12/2/2024
2024	101	FV	277,300	400	1.9	680,400	958,100		Year end	11/9/2023
2023	101	FV	254,100	400	1.9	640,400	894,900	894,900	Year end	11/3/2022
2022	101	FV	217,900	700	1.9	580,400	799,000	799,000	Year End Roll	10/19/2021
2021	101	FV	203,200	700	1.9	500,400	704,300	704,300	Year End Roll	10/15/2020
2020	101	FV	201,300	700	1.9	458,800	660,800	660,800	Year End Roll	9/26/2019
2019	101	FV	182,700	700	1.9	419,100	602,500	602,500	Create Final va	6/4/2019
2018	101	FV	182,700	700	1.9	419,100	602,500	602,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FISCALE,JOSEPH	1615-78		6/7/2024		975,000	No	No		
FISCALE,JOSEPH	1520-97		12/21/2017	CONVENIENC	10	No	No		
JOSEPH FISCALE,	1052-164		12/29/1988	PART INTERES		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/17/2003	2656	ROOF		C	7/1/2003			

ACTIVITY INFORMATION

Date	Result	By	Name
12/12/2024	MEAS/EXT INS	6	JN
11/10/2011	MEAS+INSPCTD	618	G BOURGAULT
8/4/2008	MEAS+INSPCTD	25	D ERSKINE
8/25/2001	M&L COMPLETE	613	
3/11/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

