



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
10		DEERHAVEN RD, LINCOLN
<b>OWNERSHIP</b>		
Unit #:		
Owner 1: ZHANG LECHENG		
Owner 2: ZHU FENG		
Owner 3:		
Street 1: 10 DEERHAVEN ROAD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.907	426,900		798,900	1,225,800
<b>Total Card</b> 1.907 426,900 798,900 1,225,800					
<b>Total Parcel</b> 1.907 426,900 798,900 1,225,800					
Source: Market Adj Cost		Total Value per SQ unit /Card: 413.76		/Parcel: 413.76	

Legal Description	User Acct
<b>Entered Lot Size</b>	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
02/27/18

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	296,900	0	1.907	775,700	1,072,600		Year End Roll	12/2/2024
2024	101	FV	289,400	0	1.907	760,400	1,049,800		Year end	11/9/2023
2023	101	FV	264,900	0	1.907	700,400	965,300	965,300	Year end	11/3/2022
2022	101	FV	226,400	500	1.907	633,200	860,100	860,100	Year End Roll	10/19/2021
2021	101	FV	211,100	500	1.907	560,400	772,000	772,000	Year End Roll	10/15/2020
2020	101	FV	209,200	500	1.907	560,400	770,100	770,100	Year End Roll	9/26/2019
2019	101	FV	189,700	500	1.907	542,800	733,000	733,000	Create Final va	6/4/2019
2018	101	FV	187,200	800	1.907	542,800	730,800	730,800	Year End Roll	9/28/2017

**Parcel ID** 120 25 0

!959!

**PREVIOUS OWNER**

Owner 1:	10 DEERHAVEN ROAD LLC -
Owner 2:	-
Street 1:	626 MAIN STREET
Twn/City:	ACTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01720

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
10 DEERHAVEN RO	1611-138		2/22/2024		1,231,000	No	No		
HARPELL, DIANE	1594-172		10/4/2022	CONVENIENC		1	No	No	
POULOS, SOPHIE	1523-49		2/26/2018	FAMILY		1	No	No	
POULOS TR, SOPHI	1523-48		2/26/2018	FAMILY		1	No	No	
POULOS, CHARLES	1464-80		12/10/2014	FAMILY		1	No	No	
	675-150		9/19/1962		39,000	No	No		

**TAX DISTRICT**

**PAT ACCT.**

Date	Time
09/26/25	15:34:16
Date	Time
07/21/25	14:32:14
apro	
959	

**NARRATIVE DESCRIPTION**

This parcel contains 1.907 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1962, having primarily WOOD SHING Exterior and 2963 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/30/2024	R-24-0204	RENO-ADD	570,000	O				Addition of 600 sf

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/21/2025		7	SB
3/29/2022	INSPECTED	625	J Frank
2/27/2018	MEAS/EXT INS	622	K Cuoco
8/4/2008	MEAS/EXT INS	25	D ERSKINE
8/25/2001	M&L COMPLETE	613	
3/18/1996	MEAS+INSPCTD	606	
11/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

**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		0.07		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									490						500	Wetland

