

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FORTIER SOLMAN TR CLAIRE
Owner 2:	CLAIRE FORTIER SOLMAN REV TRS
Owner 3:	FRED JOHN SOLMAN 2018 REV TRUS
Street 1:	16 DEERHAVEN ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	SOLMAN III TR - FRED JOHN
Owner 2:	FORTIER SOLMAN TR - CLAIRE
Street 1:	PO BOX 61
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1806

NARRATIVE DESCRIPTION

This parcel contains 2.3 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1959, having primarily WOOD SHING Exterior and 2354 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		0.043		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									1,505						1,500	
101	ONE FAM		0.42		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									2,940						2,900	Wetland

Total AC/HA:	2.29955	Total SF/SM:	100168	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	802,845	SpI Credit		Total:	802,800
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
101	2.300	349,900	3,600	802,800	1,156,300	
Total Card		2.300	349,900	3,600	802,800	1,156,300
Total Parcel		2.300	349,900	3,600	802,800	1,156,300
Source:		Market Adj Cost		Total Value per SQ unit /Card: 491.21 /Parcel: 491.21		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	331,300	3300	2.3	779,600	1,114,200		Year End Roll	12/2/2024
2024	101	FV	323,200	3300	2.3	763,800	1,090,300		Year end	11/9/2023
2023	101	FV	296,800	3300	2.3	703,800	1,003,900	1,003,900	Year end	11/3/2022
2022	101	FV	257,700	3300	2.3	636,600	897,600	897,600	Year End Roll	10/19/2021
2021	101	FV	241,300	3300	2.3	563,800	808,400	808,400	Year End Roll	10/15/2020
2020	101	FV	239,200	3300	2.3	563,800	806,300	806,300	Year End Roll	9/26/2019
2019	101	FV	218,100	3300	2.3	546,200	767,600	767,600	Create Final va	6/4/2019
2018	101	FV	224,100	3300	2.3	546,200	773,600	773,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOLMAN III TR,F	1607-135		10/12/2023	CONVENIENC	99	No	No		
SOLMAN III,FRED	74223-471		3/3/2020	CONVENIENC	1	No	No		
PHYLLIS B. MAX	985-56		6/26/1984		225,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/18/2016	6504	SOLAR PA	23,000	C				Install solar pane
7/14/2015	6166	RENOVATI	48,321	C	3/10/2016			Remodel kitchen an
9/2/2009	4255	ROOF		C				strip & re-roof
9/7/2007	3759	ROOF		C				strip & re-roof

ACTIVITY INFORMATION

Date	Result	By	Name
2/28/2018	MEAS+INSPCTD	622	K Cuoco
8/4/2008	MEAS+INSPCTD	25	D ERSKINE
8/25/2001	M&L COMPLETE	613	
3/18/1996	MEAS/EXT INS	606	
5/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	24 19 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:	

Parcel ID 120 26 0

Entered Lot Size

Total Land:

Land Unit Type:

PRINT

Date	Time
09/26/25	15:34:24

LAST REV

Date	Time
12/11/23	12:20:59

blakeley

960

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