



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
20		DEERHAVEN RD, LINCOLN
Unit #:		
Owner 1: PERKINS ALEXANDER		
Owner 2: PERKINS KATHRYN		
Owner 3:		
Street 1: 20 DEERHAVEN RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov: MA	Cntry:	Own Occ: Y
Postal: 01773-1806		Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.100	533,300		807,600	1,340,900
Total Card 2.100 533,300 807,600 1,340,900					
Total Parcel 2.100 533,300 807,600 1,340,900					
Source: Market Adj Cost		Total Value per SQ unit /Card: 397.19		/Parcel: 397.19	

Legal Description
538
Entered Lot Size
Total Land:
Land Unit Type:

User Acct
0
GIS Ref
GIS Ref
Insp Date
12/12/24

**PREVIOUS OWNER**

Owner 1: MUELLER - GERALD R	
Owner 2: MUELLER - MARLIES	
Street 1: 20 DEERHAVEN RD	
Twn/City: LINCOLN	
St/Prov: MA	Cntry:
Postal: 01773-1806	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	500,300	0	2.1	784,400	1,284,700		Year End Roll	12/2/2024
2024	101	FV	478,500	0	2.1	767,900	1,246,400		Year end	11/9/2023
2023	101	FV	439,700	0	2.1	707,900	1,147,600	1,147,600	Year end	11/3/2022
2022	101	FV	381,200	0	2.1	640,700	1,021,900	1,021,900	Year End Roll	10/19/2021
2021	101	FV	368,300	0	2.1	567,900	936,200	936,200	Year End Roll	10/15/2020
2020	101	FV	365,100	0	2.1	567,900	933,000	933,000	Year End Roll	9/26/2019
2019	101	FV	330,600	0	2.1	550,300	880,900	880,900	Create Final va	6/4/2019
2018	101	FV	330,600	0	2.1	550,300	880,900	880,900	Year End Roll	9/28/2017

Parcel ID 120 27 0

!964!

PRINT	Date	Time
	09/26/25	15:34:47
LAST REV	Date	Time
	05/29/25	13:51:14
apro		
964		

**USER DEFINED**

Prior Id # 1:	24 22 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:	

**NARRATIVE DESCRIPTION**

This parcel contains 2.1 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1960, having primarily WOOD SHING Exterior and 3376 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MUELLER,GERALD	1474-52		7/2/2015		930,000	No	No		
OAK INGUL IVAN,	1240-43		7/24/2001		845,000	No	No		
W. CHESTER PARS	876-33		6/21/1976		86,500	No	No		

**PAT ACCT.**

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/30/2024	R-24-0101	BATH	113,600	O				Remodel 1/2 bath a
10/7/2022	R-22-0243	KITCHEN	116,000	C				Update & relocate
6/24/2002	2517	RENOVATI	8,000	C	5/2/2003			Reno interior & in
11/27/2001	2407	RENOVATI	50,000	C	5/2/2003			interior 6/29/02 7
12/2/1994	640-94	ADDITION	25,000	C	8/25/1995			

**ACTIVITY INFORMATION**

Date	Result	By	Name
12/12/2024	MEAS/EXT INS	6	JN
2/23/2016	SALES INSP	618	G BOURGAULT
10/15/2009	MEAS/EXT INS	25	D ERSKINE
6/18/2003	MEAS+INSPCTD	615	
5/2/2003	MEAS/EXT INS	615	
6/29/2002	MEAS+INSPCTD	613	
8/29/2001	M&L COMPLETE	613	
3/18/1996	MEAS/EXT INS	606	
8/25/1995	PERMIT VISIT	606	

**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		0.26303		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									9,206						9,200	

