



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	NATARAJAN TR RAMESH
Owner 2:	RAMESH TR ARUNA
Owner 3:	NATARAJAN FAMILY TRUST
Street 1:	22 DEERHAVEN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1806 Type:

PREVIOUS OWNER

Owner 1:	NATARAJAN - RAMESH
Owner 2:	RAMESH - ARUNA
Street 1:	22 DEERHAVEN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1806

NARRATIVE DESCRIPTION

This parcel contains 2.2 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1979, having primarily BRICK Ventr Exterior and 4317 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 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	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.363		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									12,705						12,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.200	553,300	6,200	811,100	1,370,600
Total Card 2.200 553,300 6,200 811,100 1,370,600					
Total Parcel 2.200 553,300 6,200 811,100 1,370,600					
Source: Market Adj Cost		Total Value per SQ unit /Card:		317.49	/Parcel: 317.49

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	684,700	5900	2.2	787,900	1,478,500		Year End Roll	12/2/2024
2024	101	FV	654,400	5900	2.2	770,900	1,431,200		Year end	11/9/2023
2023	101	FV	604,800	5900	2.2	710,900	1,321,600	1,321,600	Year end	11/3/2022
2022	101	FV	367,800	8800	2.2	643,700	1,020,300	1,020,300	Year End Roll	10/19/2021
2021	101	FV	356,100	8800	2.2	570,900	935,800	935,800	Year End Roll	10/15/2020
2020	101	FV	353,100	8800	2.2	570,900	932,800	932,800	Year End Roll	9/26/2019
2019	101	FV	404,700	8800	2.2	553,300	966,800	966,800	Create Final va	6/4/2019
2018	101	FV	404,700	8800	2.2	553,300	966,800	966,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NATARAJAN,RAMES	01626-142		4/25/2025	CONVENIENC	99	No	No		
MARANGOLY,DIANE	1580-9		10/1/2021		1,390,000	No	No		
KENNEDY TR,JOHN	1545-168		6/25/2019		975,000	No	No		
KENNEDY,JOHN P	1433-58		4/25/2013	FAMILY	100	No	No		
HAROLD E. LAWSO	904-96		5/17/1978		41,900	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/17/2025	E-24-0098	MANUAL	5,675	C				
3/8/2025	R-25-0042	DOORS	46,190	C				replace 2 exterior
5/2/2022	R-22-0091	FINISH B	26,056	C	10/4/2022			Finish 13'x17' roo
7/14/1997	1229	POOL	24,000	C	3/17/1998			3/17/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
1/12/2024	PERMIT VISIT	605	BOA
6/7/2022	INFO FR MLS	625	J Frank
7/8/2019	INSPECTED	1	H M SCHEID
11/27/2018	PERMIT VISIT	622	K Cuoco
11/17/2016	MEAS/EXT INS	4	JG
8/4/2008	MEAS+INSPCTD	25	D ERSKINE
8/25/2001	M&L COMPLETE	613	
3/17/1998	MEAS/EXT INS	602	
5/13/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

