

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		HORSESHOE LN, LINCOLN

OWNERSHIP

Owner 1:	DEERHAVEN LLC
Owner 2:	
Owner 3:	
Street 1:	C/O JOSH SOLAR
Street 2:	20 HORSESHOE LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	Solar - Jane M
Owner 2:	-
Street 1:	29 Horseshoe Ln
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.87 ACRES of land mainly classified as ONE FAM with a DECK HSE Building built about 1965, having primarily CLAPBOARD Exterior and 2527 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 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		0.03296		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									1,154						1,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.870	575,900		799,600	1,375,500
Total Card 1.870 575,900 799,600 1,375,500					
Total Parcel 1.870 575,900 799,600 1,375,500					
Source: Market Adj Cost		Total Value per SQ unit /Card: 544.34		/Parcel: 544.34	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	541,600	0	1.87	776,400	1,318,000		Year End Roll	12/2/2024
2024	101	FV	550,800	0	1.87	761,000	1,311,800		Year end	11/9/2023
2023	101	FV	425,600	0	1.87	701,000	1,126,600	1,126,600	Year end	11/3/2022
2022	101	FV	368,400	0	1.87	633,800	1,002,200	1,002,200	Year End Roll	10/19/2021
2021	101	FV	344,000	0	1.87	561,000	905,000		Year End Roll	10/15/2020
2020	101	FV	312,800	0	1.87	561,000	873,800	873,800	Year End Roll	9/26/2019
2019	101	FV	291,000	0	1.87	543,400	834,400	834,400	Create Final va	6/4/2019
2018	101	FV	291,000	0	1.87	543,400	834,400	834,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
Solar, Jane M	1428-133		12/28/2012	CONVENIENC		1	No	No	multi parcel
ROBERT L. SOLAR	1050-83		10/26/1988	FAMILY			No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/7/2010	4448	BARN	52,000	C	9/9/2010			construct horse ba

ACTIVITY INFORMATION

Date	Result	By	Name
4/12/2018	MEAS/EXT INS	622	K Cuoco
7/21/2010	MEAS/EXT INS	25	D ERSKINE
8/1/2008	MEAS/EXT INS	25	D ERSKINE
8/25/2001	M&L COMPLETE	613	
3/11/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	24 27 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:	

