

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HAN CHENG
Owner 2:	FU LIRONG
Owner 3:	
Street 1:	44 DEERHAVEN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1806

PREVIOUS OWNER

Owner 1:	CURTIS - ELLIOT
Owner 2:	LAMPTON - ANN
Street 1:	44 DEERHAVEN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1806

NARRATIVE DESCRIPTION

This parcel contains 1.9 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1973, having primarily WOOD SHING Exterior and 3198 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 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		0.063		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									2,205						2,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.900	425,000	24,400	800,600	1,250,000
Total Card	1.900	425,000	24,400	800,600	1,250,000
Total Parcel	1.900	425,000	24,400	800,600	1,250,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		390.87	/Parcel: 390.87

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	401,100	22800	1.9	777,400	1,201,300		Year End Roll	12/2/2024
2024	101	FV	390,600	2700	1.9	761,900	1,155,200		Year end	11/9/2023
2023	101	FV	356,700	2700	1.9	701,900	1,061,300	1,061,300	Year end	11/3/2022
2022	101	FV	298,500	2700	1.9	634,700	935,900	935,900	Year End Roll	10/19/2021
2021	101	FV	272,400	2700	1.9	561,900	837,000	837,000	Year End Roll	10/15/2020
2020	101	FV	269,800	2700	1.9	561,900	834,400	834,400	Year End Roll	9/26/2019
2019	101	FV	243,700	2700	1.9	544,300	790,700	790,700	Create Final va	6/4/2019
2018	101	FV	243,700	2700	1.9	544,300	790,700	790,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CURTIS,ELLIOT	1451-85		4/22/2014		804,000	No	No		
BUCCI FRANK/ARL	1117-79		10/1/1993		447,500	No	No		
HUTCHINS JOHN C	802-49		3/19/1971		22,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/8/2025	R-25-0096	ROOF	12,000	O				
5/24/2021	R-21-0097	SHED	23,500	O	3/21/2022			Install shed for s
6/3/1996	968-96	ROOF		C	6/3/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
1/12/2024	PERMIT VISIT	605	BOA
11/17/2016	MEAS/EXT INS	4	JG
8/4/2008	MEAS/EXT INS	25	D ERSKINE
9/7/2001	M&L COMPLETE	613	
6/3/1997	MEAS/EXT INS	602	
3/15/1996	MEAS+INSPCTD	606	
7/13/1995	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	24 28 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:	

