

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SEGAL DAVID
Owner 2:	
Owner 3:	
Street 1:	11 MARY'S WAY
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	VILASI - CHARLENE
Owner 2:	-
Street 1:	C/O WALTERS, SHANNON & JENSEN
Twn/City:	BROOKLINE
St/Prov:	MA Cntry
Postal:	02445

NARRATIVE DESCRIPTION

This parcel contains 2.7 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1970, having primarily WOOD SHING Exterior and 2995 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 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		0.863		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									30,205						30,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.700	381,500		828,600	1,210,100
Total Card 2.700 381,500 828,600 1,210,100					
Total Parcel 2.700 381,500 828,600 1,210,100					
Source: Market Adj Cost		Total Value per SQ unit /Card: 404.04		/Parcel: 404.04	

Legal Description	User Acct
520	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	433,200	0	2.7	805,400	1,238,600		Year End Roll	12/2/2024
2024	101	FV	421,800	0	2.7	785,900	1,207,700		Year end	11/9/2023
2023	101	FV	385,000	0	2.7	725,900	1,110,900	1,110,900	Year end	11/3/2022
2022	101	FV	321,100	0	2.7	658,700	979,800	979,800	Year End Roll	10/19/2021
2021	101	FV	298,300	0	2.7	585,900	884,200	884,200	Year End Roll	10/15/2020
2020	101	FV	295,400	0	2.7	585,900	881,300	881,300	Year End Roll	9/26/2019
2019	101	FV	266,700	0	2.7	568,300	835,000	835,000	Create Final va	6/4/2019
2018	101	FV	266,700	0	2.7	568,300	835,000	835,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VILASI,CHARLENE	1599-56		2/10/2023	CONVENIENC		1	No	No	
GERNER HEINZ DI	1298-70		11/22/2005	CONVENIENC			No	No	
GERNER HEINZ DI	1298-70		4/1/2005	CONVENIENC		1	No	No	
YEPREM EDIK,	1206-179		6/24/1999		520,000		No	No	
CHOU, HARRY H.S	1150-54		12/28/1995		430,000		No	No	CTF. 204004
JOHN J. MCGILLI	843-45		11/19/1973		71,000		No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/5/2024	ABATE-INSPEC	7	SB
4/12/2018	MEAS/EXT INS	622	K Cuoco
11/17/2010	MEAS/EXT INS	25	D ERSKINE
9/26/2006	MEAS+INSPCTD	100	
3/8/2000	MEAS+INSPCTD	600	
3/14/1996	MEAS/EXT INS	606	
9/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	24 4 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:	

