



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
35		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:	JENSEN TR - DAVID J
Owner 2:	-
Street 1:	27 HARVARD STREET
Twn/City:	BROOKLINE
St/Prov:	MA Cntry
Postal:	02445

**NARRATIVE DESCRIPTION**

This parcel contains 2.3 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1968, having primarily WOOD Exterior and 3580 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 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		0.463		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									16,205						16,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.300	408,300		814,600	1,222,900
Total Card 2.300 408,300 814,600 1,222,900					
Total Parcel 2.300 408,300 814,600 1,222,900					
Source: Market Adj Cost		Total Value per SQ unit /Card: 341.57		/Parcel: 341.57	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	379,600	0	2.3	791,400	1,171,000		Year End Roll	12/2/2024
2024	101	FV	370,400	0	2.3	773,900	1,144,300		Year end	11/9/2023
2023	101	FV	340,300	0	2.3	713,900	1,054,200	1,054,200	Year end	11/3/2022
2022	101	FV	288,300	0	2.3	646,700	935,000	935,000	Year End Roll	10/19/2021
2021	101	FV	265,200	0	2.3	573,900	839,100	839,100	Year End Roll	10/15/2020
2020	101	FV	262,900	0	2.3	573,900	836,800	836,800	Year End Roll	9/26/2019
2019	101	FV	239,900	0	2.3	556,300	796,200	796,200	Create Final va	6/4/2019
2018	101	FV	237,200	0	2.3	556,300	793,500	793,500	Year End Roll	9/28/2017

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JENSEN TR,DAVID	1599-55		2/10/2023	CONVENIENC		1	No	No	
TRUBIANO TR,MAR	1490-103		6/2/2016		810,000	No	No		
DRAGO,NICHOLAS	1446-101		12/16/2013	FAMILY		10	No	No	death cert Bk 00772 pg 51 cert 128401
ROBERT G. DEMON	772-51		11/19/1968		65,000	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
10/15/2009	MEAS/EXT INS	25	D ERSKINE
1/21/2003	ABATE-INSPEC	600	
8/25/2001	M&L COMPLETE	613	
3/11/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

