



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: MARANGOLY ELSIE
 Owner 2:
 Owner 3:
 Street 1: 23 DEERHAVEN RD
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01773 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	281,800		1.900	561,900	843,700	529
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: 275.45		/Parcel: 275.45		Land Unit Type:

User Acct
0
GIS Ref
GIS Ref
Insp Date
05/30/18

PREVIOUS OWNER

Owner 1: MCCARTHY SARAH H -
 Owner 2: -
 Street 1: 23 DEERHAVEN RD
 Twn/City: LINCOLN
 St/Prov: MA Cntry
 Postal: 01773-1809 Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	279,300	0	1.9	561,900	841,200	841,200	Year End Roll	9/26/2019
2019	101	FV	254,300	0	1.9	544,300	798,600	798,600	Create Final value 2019	6/4/2019
2018	101	FV	229,800	0	1.9	544,300	774,100	774,100	Year End Roll	9/28/2017
2017	101	FV	227,700	0	1.9	513,900	741,600	741,600	Year End Roll	9/29/2016
2016	101	FV	225,500	0	1.9	498,700	724,200	724,200	Year End Roll	1/14/2016
2015	101	FV	221,100	0	1.9	461,900	683,000	683,000	Year End	10/2/2014
2014	101	FV	212,400	0	1.9	413,900	626,300	626,300	Year End Roll	1/23/2014
2013	101	FV	208,100	0	1.86	400,700	608,800	608,800	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MCCARTHY SARAH	1323-6		7/10/2006		735000	No	No			
PARTOVI FIROOZ,	1218-44		2/17/2000		485000	No	No			
RICHARD/BEVERLY	1129-7		7/1/1994		338000	No	No			
EDWARD J. O'NEI	995-14		2/27/1985		230000	No	No			

NARRATIVE DESCRIPTION

This Parcel contains 1.9 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1963, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/29/2020	R-20-0122	MANUAL	3,500	C				Weatherization and
4/6/2015	6049	SOLAR PA	14,000	C	10/26/2018			Install solar pane
12/7/2010	4626	WINDOWS	17,335	C				replace 19win;1 pa

ACTIVITY INFORMATION

Date	Result	By	Name
5/30/2018	MEAS/EXT INS	622	K Cuoco
10/15/2009	MEAS/EXT INS	25	D ERSKINE
2/11/2003	ABATE-INSPEC	600	
8/25/2001	M&L EXTERIOR	613	
5/14/1996	MEAS+INSPCTD	606	
7/28/1995	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA

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	7.	1.000	R3									560,000						560,000	
101	ONE FAM		0.063		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									1,890						1,900	

Total AC/HA: 1.89955	Total SF/SM: 82744.40	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 3	Total: 561,890	Spl Credit	Total: 561,900
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