



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HALPIN MICHAEL G
Owner 2:	HALPIN LYNNE C
Owner 3:	
Street 1:	11 DEERHAVEN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	FAVENESI JAMES A -
Owner 2:	FAVENESI PAMELA -
Street 1:	11 DEERHAVEN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1809

NARRATIVE DESCRIPTION

This Parcel contains 1.9 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1961, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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

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	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	238,400	8,400	1.900	561,900	808,700	530	0
							GIS Ref
							GIS Ref
							Insp Date
							06/11/12
Total Card			238,400	8,400	1.900	561,900	808,700
Total Parcel			238,400	8,400	1.900	561,900	808,700
Source: Market Adj Cost		Total Value per SQ unit /Card:		316.69	/Parcel:	316.69	
							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
2020	101	FV	236,300	8400	1.9	561,900	806,600	806,600	Year End Roll	9/26/2019
2019	101	FV	214,800	8400	1.9	544,300	767,500	767,500	Create Final value 2019	6/4/2019
2018	101	FV	214,800	8400	1.9	544,300	767,500	767,500	Year End Roll	9/28/2017
2017	101	FV	212,700	8400	1.9	513,900	735,000	735,000	Year End Roll	9/29/2016
2016	101	FV	210,500	8400	1.9	498,700	717,600	717,600	Year End Roll	1/14/2016
2015	101	FV	206,300	8400	1.9	461,900	676,600	676,600	Year End	10/2/2014
2014	101	FV	197,700	8400	1.9	413,900	620,000	620,000	Year End Roll	1/23/2014
2013	101	FV	193,400	8400	1.85	400,400	602,200	602,200	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FAVENESI JAMES	1252-18		5/10/2002		699000	No	No			
TRACEY CAROLINE	1228-38		10/2/2000		595000	No	No			
ROBERT J. TRACE	1103-85		11/9/1992	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/24/2017	6703	RENOVATI	40,750	C	6/29/2017			Remodel guest and
6/29/2011	4776	SHED	4,000	C	6/11/2012			8x10 prefab shed i
5/21/2010	4465	FINISH B	56,900	C	6/30/2011			reconst bsmt to li
3/22/2010	4408	DEMOLITI	8,000	C	7/20/2010			demo fin bmt due t
4/4/2008	3906	SHED		C	6/2/2009			10x20 shed
2/1/2008	3881	DEMOLITI	4,500	C	6/2/2009			emergency demo of
12/2/2004	3096	ROOF		C	3/14/2005			

ACTIVITY INFORMATION

Date	Result	By	Name
12/3/2018	PERMIT VISIT	622	K Cuoco
6/11/2012	MEAS/EXT INS	25	D ERSKINE
6/30/2011	M&L EXTERIOR	25	D ERSKINE
7/20/2010	MEAS/EXT INS	25	D ERSKINE
6/2/2009	PERMIT VISIT	25	D ERSKINE
12/13/2003	MEAS+INSPECTD	615	
8/25/2001	M&L COMPLETE	613	
3/11/1996	MEAS+INSPECTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

