



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FISCALE JOSEPH
Owner 2:	FISCALE ROSANNA
Owner 3:	
Street 1:	4 DEERHAVEN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1806 Type:

PREVIOUS OWNER

Owner 1:	FISCALE - JOSEPH
Owner 2:	FISCALE - ROSANNA
Street 1:	4 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(n) RANCH Building Built about 1958, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
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	6.25	1.000	R2									500,000						500,000	
101	ONE FAM		0.063		ACRES	UNDEV	0.2	0	30,000.	0.200	R2									378						400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	203,200	700	1.900	500,400	704,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 339.81						/Parcel: 339.81	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	201,300	700	1.9	458,800	660,800	660,800	Year End Roll	9/26/2019
2019	101	FV	182,700	700	1.9	419,100	602,500	602,500	Create Final value 2019	6/4/2019
2018	101	FV	182,700	700	1.9	419,100	602,500	602,500	Year End Roll	9/28/2017
2017	101	FV	180,800	700	1.9	406,900	588,400	588,400	Year End Roll	9/29/2016
2016	101	FV	179,000	700	1.9	406,900	586,600	586,600	Year End Roll	1/14/2016
2015	101	FV	175,200	700	1.9	345,300	521,200	521,200	Year End	10/2/2014
2014	101	FV	167,800	700	1.9	372,700	541,200	541,200	Year End Roll	1/23/2014
2013	101	FV	164,000	700	1.87	401,000	565,700	565,700	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FISCALE, JOSEPH	1520-97		12/21/2017	CONVENIENC		10	No	No		
JOSEPH FISCALE,	1052-164		12/29/1988	PART INTERES		0	No	No		

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
3/17/2003	2656	ROOF		C	7/1/2003			

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2011	MEAS+INSPCTD	618	G BOURGAULT
8/4/2008	MEAS+INSPCTD	25	D ERSKINE
8/25/2001	M&L COMPLETE	613	
3/11/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	19	- RANCH
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	1	- WOOD SHING
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2	- PLASTER	
Sec Int Wall:		%	
Partition:	T	- TYPICAL	
Prim Floors:	3	- HARDWOOD	
Sec Floors:	5	- LINO/VINYL	50%
Bsmnt Flr:			
Bsmnt Gar:	2		
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	1	- OIL	
Heat Type:	3	- FORCED H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	SHED/FR	D	Y	1	8x8	A	AV	2000	15.00	T	30	101			700			700

More:	N	Total Yard Items:	700	Total Special Features:		Total:	700
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BATH FEATURES

Full Bath:	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	30.%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		30.2%

CALC SUMMARY

Basic \$ / SQ:	86.00
Size Adj.:	1.12406480
Const Adj.:	1.00500000
Adj \$ / SQ:	97.153
Other Features:	50500
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	291126
Depreciation:	87920
Depreciated Total:	203206

COMMENTS

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RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM:	7	BR:	3	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

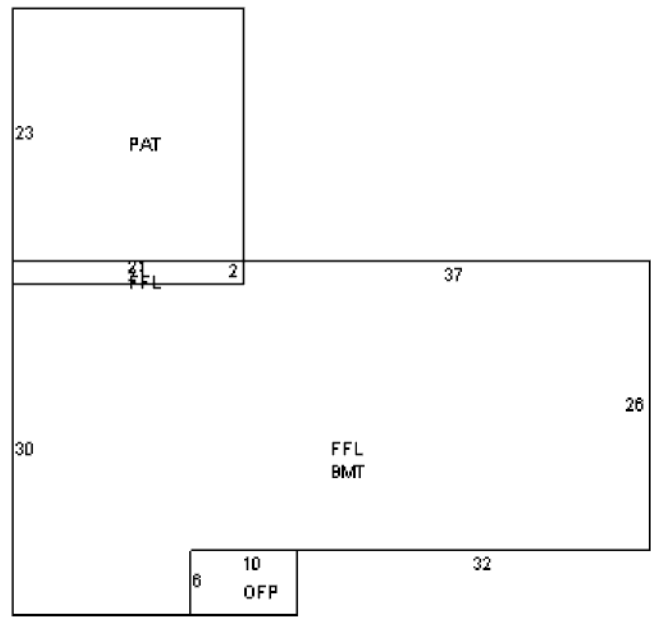
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 696518.6000
Juris. Factor:		Val/Su Fin:	98.02	
Special Features:	0	Val/Su Net:	54.79	
Final Total:	203200	Val/Su SzAd	126.68	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,604	97.150	155,833	
BMT	BASEMENT	1,562	31.570	49,320	
PAT	PATIO	483	7.000	3,381	
OFF	OPEN PORCH	60	15.000	900	
Net Sketched Area:		3,709	Total:	209,434	
Size Ad	1604	Gross Area	3709	FinArea	2073

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	0

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID 112 1 0