

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GRIGGSJR THOMAS I
Owner 2:	
Owner 3:	
Street 1:	47 DEERHAVEN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1809 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 3. ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1968, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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 Infru	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		1.113		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									33,390						33,400	
101	ONE FAM		0.05		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									300						300	Wetland

Total AC/HA:	2.99955	Total SF/SM:	130660.41	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	593,690	Spl Credit	Total:	593,700
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	283,200	14,200	3.000	593,700	891,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 279.31						/Parcel: 279.31	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	280,600	14200	3.	593,700	888,500	888,500	Year End Roll	9/26/2019
2019	101	FV	253,900	14200	3.	576,100	844,200	844,200	Create Final value 2019	6/4/2019
2018	101	FV	253,900	14200	3.	576,100	844,200	844,200	Year End Roll	9/28/2017
2017	101	FV	242,400	14200	3.	545,700	802,300	802,300	Year End Roll	9/29/2016
2016	101	FV	239,900	14200	3.	530,500	784,600	784,600	Year End Roll	1/14/2016
2015	101	FV	234,800	14200	3.	493,700	742,700	742,700	Year End	10/2/2014
2014	101	FV	224,600	14200	3.	445,700	684,500	684,500	Year End Roll	1/23/2014
2013	101	FV	219,500	14200	3.05	435,200	668,900	668,900	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
THOMAS I. GRIGG	860-113		4/18/1975	FAMILY		0	No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2016	MEAS/EXT INS	4	JG
8/4/2008	MEAS/EXT INS	25	D ERSKINE
8/25/2001	M&L COMPLETE	613	
3/11/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	24 2 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:	

PRINT

Date	Time
10/22/20	16:06:50

LAST REV

Date	Time
06/26/17	11:20:01

apro 961

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:	1968	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:	2 - GAS	
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
3	GARAGE	D	Y	1	720	A	AV	1966	36.00	T	60	101			10,400			10,400
12	POOL I-G	D	Y	1	544	A	AV	1975	22.00	T	70	101			3,600			3,600
2	SHED/FR	D	Y	1	6X8	A	AV	1966	15.00	T	70	101			200			200

More: N	Total Yard Items: 14,200	Total Special Features:	Total: 14,200
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BATH FEATURES

Full Bath:	3	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
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:	GD - Good	19.2 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		19.2 %

CALC SUMMARY

Basic \$ / SQ:	86.00
Size Adj.:	1.05090272
Const Adj.:	1.00500000
Adj \$ / SQ:	90.830
Other Features:	53500
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	350536
Depreciation:	67303
Depreciated Total:	283233

COMMENTS

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 s: 7	BR s: 3	Bath s: 3	HB :								

REMODELING

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

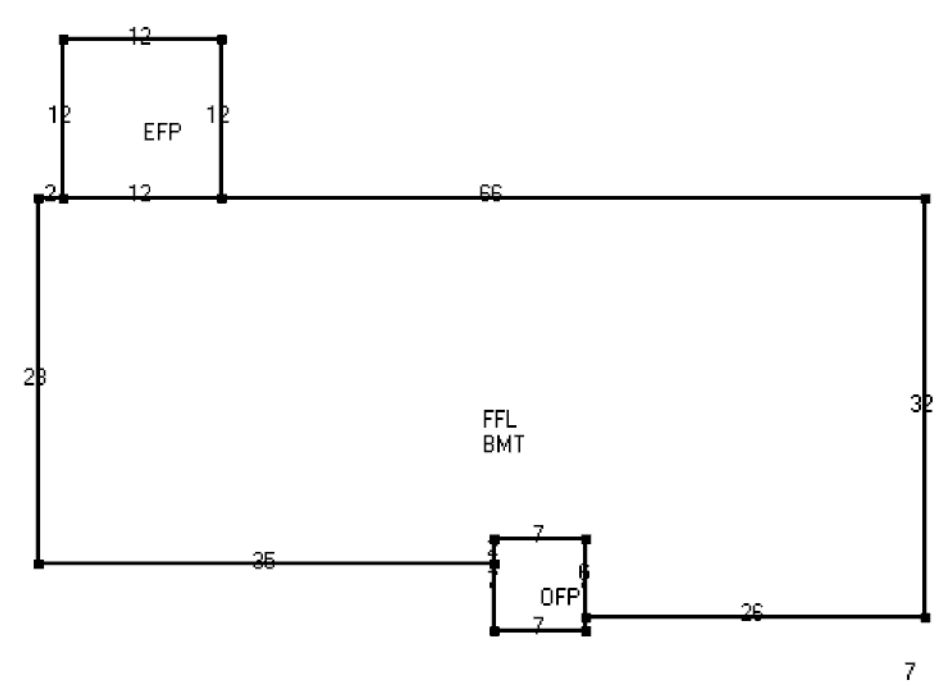
RES BREAKDOWN

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

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val	957052.9411	
Juris. Factor:	Val/Su Fin:	88.78		
Special Features: 0	Val/Su Net:	67.73		
Final Total: 283200	Val/Su SzAd	142.03		

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,994	36.330	72,446
FFL	1ST FLOOR	1,994	90.830	181,114
EFP	ENCL PORCH	144	36.000	5,184
OFF	OPEN PORCH	49	15.000	735
Net Sketched Area:		4,181	Total:	259,479
Size Ad	1994 Gross Area	4181	FinArea	3190

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60 A		0

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID 121 24 0