



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BROOKS PHANWADEE L
Owner 2:	
Owner 3:	
Street 1:	30 DEERHAVEN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1806 Type:

PREVIOUS OWNER

Owner 1:	BROOKS RODNEY A -
Owner 2:	BROOKS PHANWADEE L -
Street 1:	30 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 1959, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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 Influ	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	209,800		1.900	561,900	771,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 354.61						/Parcel: 354.61	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	207,900	0	1.9	561,900	769,800	769,800	Year End Roll	9/26/2019
2019	101	FV	188,600	0	1.9	544,300	732,900	732,900	Create Final value 2019	6/4/2019
2018	101	FV	188,600	0	1.9	544,300	732,900	732,900	Year End Roll	9/28/2017
2017	101	FV	186,700	0	1.9	513,900	700,600	700,600	Year End Roll	9/29/2016
2016	101	FV	184,800	0	1.9	498,700	683,500	683,500	Year End Roll	1/14/2016
2015	101	FV	180,900	0	1.9	461,900	642,800	642,800	Year End	10/2/2014
2014	101	FV	173,200	0	1.9	413,900	587,100	587,100	Year End Roll	1/23/2014
2013	101	FV	169,400	0	1.85	400,400	569,800	569,800	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BROOKS RODNEY A	1012-84		10/3/2003	CONVENIENC		1	No	No		
JAY F. KOPP	1012-64		5/1/1986		320000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/10/2007	3669	ROOF		C				re-rood dwelling

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2016	MEAS/EXT INS	4	JG
8/4/2008	MEAS/EXT INS	25	D ERSKINE
9/27/2001	M&L COMPLETE	613	
3/11/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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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