121	28	0		1 of 1	RESIDENTIAL	TOTAL ASSESSED: 868,900
Map	Lot	Sublot	Building	Unit	CARD	!968!

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BOLLI JOHN R				
Owner 2:	BOLLI LYNNE A				
Owner 3:					
Street 1:	36 DEERHAVEN RD				
Street 2:					
Twn/City:	LINCOLN				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	01773-1806			Type:	

PREVIOUS OWNER

Owner 1:	ILIESCU ESTHER -				
Owner 2:	-				
Street 1:	36 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 1965, 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	Descip	%	Item	Code	Descrip
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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	261,000	46,000	1.900	561,900	868,900
Total Card	261,000	46,000	1.900	561,900	868,900
Total Parcel	261,000	46,000	1.900	561,900	868,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 333.07 | /Parcel: 333.07

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	02/26/09

PREVIOUS ASSESSMENT

Parcel ID: 121 28 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	258,500	46000	1.9	561,900	866,400	866,400	Year End Roll	9/26/2019
2019	101	FV	234,100	46000	1.9	544,300	824,400	824,400	Create Final value 2019	6/4/2019
2018	101	FV	234,100	46000	1.9	544,300	824,400	824,400	Year End Roll	9/28/2017
2017	101	FV	231,600	46000	1.9	513,900	791,500	791,500	Year End Roll	9/29/2016
2016	101	FV	229,200	46000	1.9	498,700	773,900	773,900	Year End Roll	1/14/2016
2015	101	FV	217,400	46000	1.9	461,900	725,300	725,300	Year End	10/2/2014
2014	101	FV	208,200	46000	1.9	413,900	668,100	668,100	Year End Roll	1/23/2014
2013	101	FV	203,600	46000	1.9	401,900	651,500	651,500	Year End Roll	10/25/2012

PRINT

Date	Time
10/22/20	16:07:37

LAST REV

Date	Time
08/31/20	14:09:55
apro	
968	

USER DEFINED

Prior Id # 1:	24 26 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:	

SALES INFORMATION

TAX DISTRICT: | PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ILIESCU ESTHER,	1354-100		6/2/2008		774500	No	No			
ILIESCU NICHOLA	1296-140		3/3/2005	CONVENIENC	1	No	No			LIFE ESTATE FOR NICOLAE ILIESC
THOMAS R. RUSSE	729-184		1/19/1967		44000	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/1/2018	7207	RENO-ADD	20,000	C				Construct new entr
9/3/2014	5886	RENOVATI	25,000	O	6/5/2015			Alterations to por
5/9/2014	5738	DEMOLITI	500	C				Demolish chimney
7/29/2013	5493	RENOVATI	10,000	C				replace shingles,
3/6/2009	4132	GARAGE	35,000	C	6/30/2009			need to remove % c

ACTIVITY INFORMATION

Date	Result	By	Name
7/17/2019	PERMIT VISIT	623	M Larson
11/27/2018	PERMIT VISIT	622	K Cuoco
6/5/2015	PERMIT VISIT	619	DH
7/20/2010	PERMIT VISIT	25	D ERSKINE
6/30/2009	PERMIT VISIT	25	D ERSKINE
2/26/2009	MEAS+INSPCTD	100	
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 __/__/__

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	

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

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

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:	8 - BRICK VEN	5	%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - PLASTER		
Sec Int Wall:	1 - DRYWALL	50	%
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	5 - LINO/VINYL	20	%
Bsmnt Flr:			
Bsmnt Gar:	2		
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

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:	3	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	19.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	19.8	%

CALC SUMMARY

Basic $ / SQ:	86.00
Size Adj.:	1.06055903
Const Adj.:	1.01653492
Adj $ / SQ:	92.716
Other Features:	55913
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	325413
Depreciation:	64432
Depreciated Total:	260981

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	RMs:	6	BRs:	3	Baths:	2	HB	1

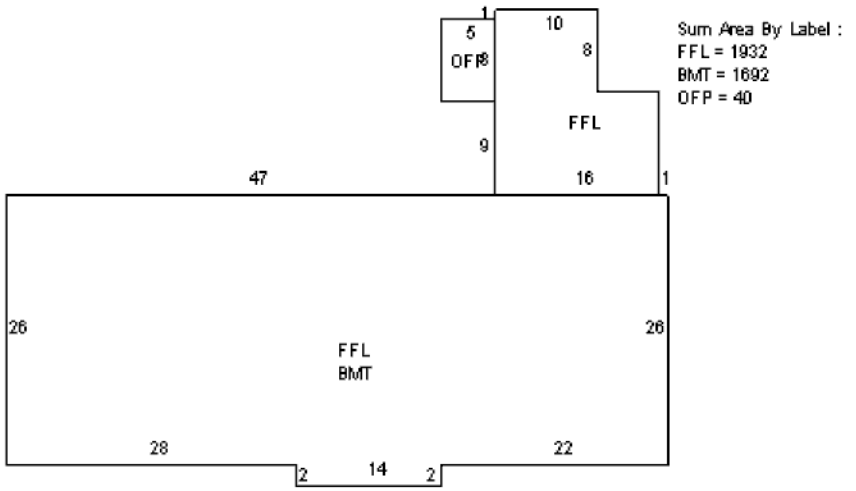
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 720970.0404

Juris. Factor:		Val/Su Fin:	100.04
Special Features:	0	Val/Su Net:	71.23
Final Total:	261000	Val/Su SzAd	135.09

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,932	92.720	179,128
BMT	BASEMENT	1,692	32.450	54,907
OFP	OPEN PORCH	40	15.000	600

Net Sketched Area:	3,664			Total:	234,635
Size Ad	1932	Gross Area	3664	FinArea	2609

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	0

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

121 28 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	150	A	AV	1965	15.00	T	70	101			700			700
3	GARAGE	D	Y	1	1676	A	AV	2009	36.00	T	0	101			45,300			45,300

More:	N	Total Yard Items:	46,000	Total Special Featues:		Total:	46,000