



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	HAN CHENG
Owner 2:	FU LIRONG
Owner 3:	
Street 1:	44 DEERHAVEN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-1806 Type:

**PREVIOUS OWNER**

Owner 1:	CURTIS - ELLIOT
Owner 2:	LAMPTON - ANN
Street 1:	44 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 1973, 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 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		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	272,400	2,700	1.900	561,900	837,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 261.73						/Parcel: 261.73	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	269,800	2700	1.9	561,900	834,400	834,400	Year End Roll	9/26/2019
2019	101	FV	243,700	2700	1.9	544,300	790,700	790,700	Create Final value 2019	6/4/2019
2018	101	FV	243,700	2700	1.9	544,300	790,700	790,700	Year End Roll	9/28/2017
2017	101	FV	241,100	2700	1.9	513,900	757,700	757,700	Year End Roll	9/29/2016
2016	101	FV	238,500	2700	1.9	498,700	739,900	739,900	Year End Roll	1/14/2016
2015	101	FV	233,300	2700	1.9	461,900	697,900	697,900	Year End	10/2/2014
2014	101	FV	222,900	2700	1.9	413,900	639,500	639,500	Year End Roll	1/23/2014
2013	101	FV	217,700	2700	1.95	403,400	623,800	623,800	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CURTIS,ELLIOT	1451-85		4/22/2014		804000	No	No			
BUCCI FRANK/ARL	1117-79		10/1/1993		447500	No	No			
HUTCHINS JOHN C	802-49		3/19/1971		22000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/3/1996	968-96	ROOF		C	6/3/1997			

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/17/2016	MEAS/EXT INS	4	JG
8/4/2008	MEAS/EXT INS	25	D ERSKINE
9/7/2001	M&L COMPLETE	613	
6/3/1997	MEAS/EXT INS	602	
3/15/1996	MEAS+INSPCTD	606	
7/13/1995	INSPECTED	600	

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 - AVERAGE	
Year Blt:	1973	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:	%	
Partition:	T - TYPICAL	
Prim Floors:	3 - HARDWOOD	
Sec Floors:	%	
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: Yes
% 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
12	POOL I-G	D	Y	1	385	A	AV	1973	22.00	T	70	101			2,500			2,500
2	SHED/FR	D	Y	1	6X8	A	AV	1973	15.00	T	70	101			200			200

More:	N	Total Yard Items:	2,700	Total Special Features:		Total:	2,700
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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:	
FrpI:	2	Rating:	AVERAGE
WSFlue:		Rating:	

### CONDO INFORMATION

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

### DEPRECIATION

Phys Cond:	GD - Good	17.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		17.4%

### CALC SUMMARY

Basic \$ / SQ:	86.00
Size Adj.:	1.04850745
Const Adj.:	1.01999998
Adj \$ / SQ:	91.975
Other Features:	50940
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	329767
Depreciation:	57379
Depreciated Total:	272388

### 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	9	BR	3	Bath	2	HB	1				

### REMODELING

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

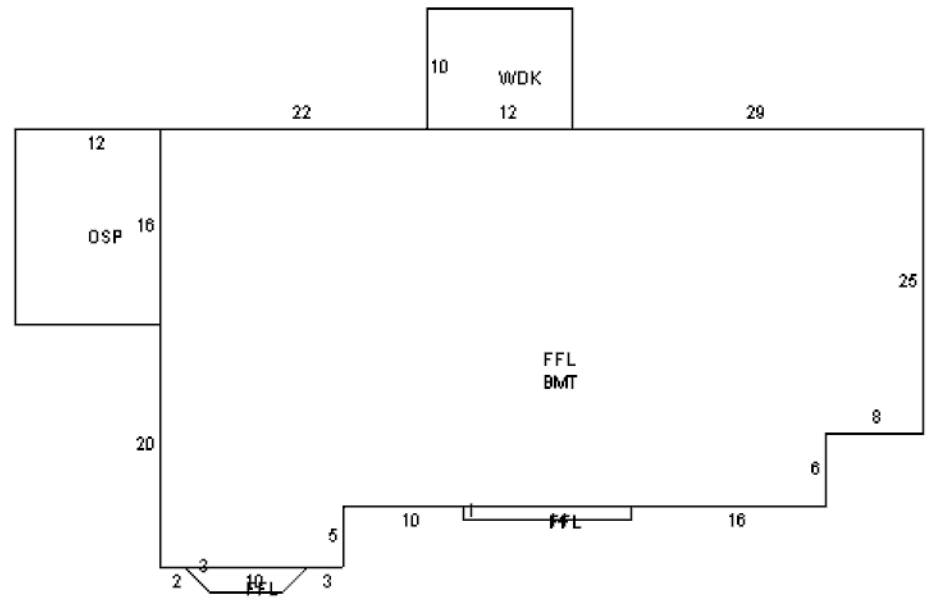
### RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	1
Totals			
1	9	3	1

### COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	767599.3951
Juris. Factor:		Val/Su Fin:	85.18		
Special Features:	0	Val/Su Net:	63.32		
Final Total:	272400	Val/Su SzAd	135.52		

### SKETCH



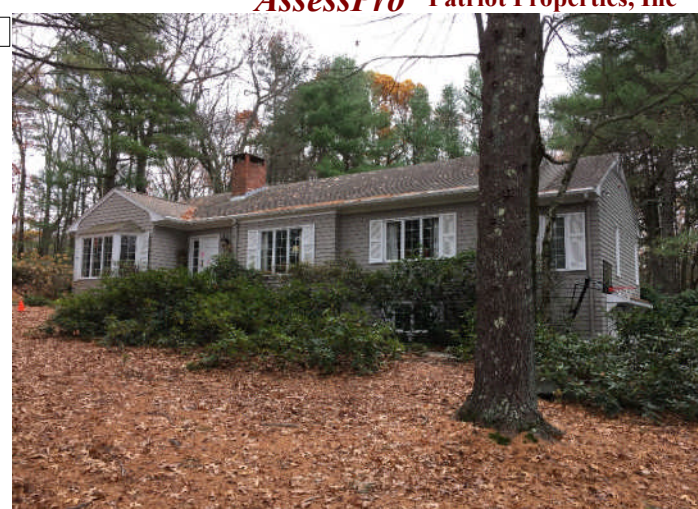
### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,010	91.980	184,870	
BMT	BASEMENT	1,980	43.690	86,503	
OSP	SCRN PORCH	192	22.500	4,320	
WDK	WOOD DECK	120	26.130	3,135	
Net Sketched Area:		4,302	Total:	278,828	
Size Ad	2010	Gross Area	4302	FinArea	3198

### SUB AREA DETAIL

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

### IMAGE



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