



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1: RAJAGOPAL JAYARAJ  
 Owner 2: MYINT-U KHINLEI  
 Owner 3:  
 Street 1: 50 DEERHAVEN RD  
 Street 2:  
 Twn/City: LINCOLN  
 St/Prov: MA Cntry Own Occ: Y  
 Postal: 01773 Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	
101	324,600	13,200	1.897	561,800	899,600	
Total Card		324,600	13,200	1.897	561,800	899,600
Total Parcel		324,600	13,200	1.897	561,800	899,600
Source: Market Adj Cost		Total Value per SQ unit /Card: 251.27		/Parcel: 251.27		

**Legal Description**

**User Acct**

**GIS Ref**

**GIS Ref**

**Entered Lot Size**

**Total Land:**

**Land Unit Type:**

**Insp Date**  
08/04/08

**PREVIOUS OWNER**

Owner 1: MCCANN SYLVIA H TR -  
 Owner 2: MCCANN JOHN B TR -  
 Street 1: 50 DEERHAVEN RD  
 Twn/City: LINCOLN  
 St/Prov: MA Cntry  
 Postal: 01773-1806

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	321,700	13200	1.897	561,800	896,700	896,700	Year End Roll	9/26/2019
2019	101	FV	292,300	13200	1.897	544,200	849,700	849,700	Create Final value 2019	6/4/2019
2018	101	FV	292,300	13200	1.897	544,200	849,700	849,700	Year End Roll	9/28/2017
2017	101	FV	289,300	13200	1.897	513,800	816,300	816,300	Year End Roll	9/29/2016
2016	101	FV	286,400	13200	1.897	498,600	798,200	798,200	Year End Roll	1/14/2016
2015	101	FV	265,300	13200	1.897	461,800	740,300	740,300	Year End	10/2/2014
2014	101	FV	253,500	13200	1.897	413,800	680,500	680,500	Year End Roll	1/23/2014
2013	101	FV	247,600	13200	1.927	402,700	663,500	663,500	Year End Roll	10/25/2012

**NARRATIVE DESCRIPTION**

This Parcel contains 1.897 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1968, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MCCANN SYLVIA H	1322-11		6/23/2006		890000	No	No			J BUCKLEY 06/06 DEATH CERT BK 1049
SYLVIA MCCANN	1049-34		9/22/1988	FAMILY	0	No	No			

**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:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/30/2014	5983	MANUAL	1,700	C				Sheet metal work t
11/4/2014	5955	RENOVATI	110,000	C	6/5/2015			Renovate the kitch
9/22/1994	573-94			C	8/25/1995			Renovate the kitch

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/5/2015	PERMIT VISIT	619	DH
8/4/2008	MEAS/EXT INS	25	D ERSKINE
8/25/2001	M&L COMPLETE	613	
3/11/1996	MEAS+INSPCTD	606	
8/25/1995	PERMIT VISIT	606	

**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	7.	1.000	R3									560,000						560,000	
101	ONE FAM		0.06		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									1,800						1,800	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.89655	Total SF/SM: 82613.72	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 3	Total: 561,800	Spl Credit	Total: 561,800
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