



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CHU CHAUNCY C
Owner 2:	CHU MARGARET CY
Owner 3:	
Street 1:	43 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) SPLIT ENTRY Building Built about 1967, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 6 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 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		1.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									34,890						34,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	303,100	2,900	3.000	594,900	900,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 312.40						/Parcel: 312.40	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	291,200	2900	3.	594,900	889,000	889,000	Year End Roll	9/26/2019
2019	101	FV	288,200	2900	3.	577,300	868,400	868,400	Create Final value 2019	6/4/2019
2018	101	FV	288,200	2900	3.	577,300	868,400	868,400	Year End Roll	9/28/2017
2017	101	FV	288,600	9900	3.	546,900	845,400	845,400	Year End Roll	9/29/2016
2016	101	FV	282,800	9900	3.	531,700	824,400	824,400	Year End Roll	1/14/2016
2015	101	FV	279,900	9900	3.	494,900	784,700	784,700	Year End	10/2/2014
2014	101	FV	268,200	9900	3.	446,900	725,000	725,000	Year End Roll	1/23/2014
2013	101	FV	262,400	9900	2.92	432,500	704,800	704,800	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ROBERT DEMONE	761-180		3/19/1968		54000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/25/2016	6446	ROOF	8,000	C				Strip & re-roof dw
8/5/1997	1243	ROOF		C	3/17/1998			3/17/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2016	MEAS+INSPCTD	4	JG
8/4/2008	MEAS/EXT INS	25	D ERSKINE
8/25/2001	M&L COMPLETE	613	
3/17/1998	MEAS/EXT INS	602	
5/7/1996	MEAS+INSPCTD	606	
3/14/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

