



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	VILASI CHARLENE
Owner 2:	
Owner 3:	39 DEERHAVEN ROAD REALTY TRUST
Street 1:	C/O WALTERS, SHANNON & JENSEN
Street 2:	28 HARVARD ST
Twn/City:	BROOKLINE
St/Prov:	MA Cntry Own Occ: Y
Postal:	02445 Type:

**PREVIOUS OWNER**

Owner 1:	GERNER HEINZ DIETER TR -
Owner 2:	39 DEERHAVEN ROAD REALTY TRUST -
Street 1:	39 DEERHAVEN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1809

**NARRATIVE DESCRIPTION**

This Parcel contains 2.7 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1970, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 4 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		0.863		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									25,890						25,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	298,300		2.700	585,900	884,200	520	0				
							GIS Ref				
							GIS Ref				
							Insp Date				
							04/12/18				
Total Card						298,300	2.700	585,900	884,200	Entered Lot Size	
Total Parcel						298,300	2.700	585,900	884,200	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			299.68	/Parcel:	299.68	Land Unit Type:		

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	295,400	0	2.7	585,900	881,300	881,300	Year End Roll	9/26/2019
2019	101	FV	266,700	0	2.7	568,300	835,000	835,000	Create Final value 2019	6/4/2019
2018	101	FV	266,700	0	2.7	568,300	835,000	835,000	Year End Roll	9/28/2017
2017	101	FV	263,800	0	2.7	537,900	801,700	801,700	Year End Roll	9/29/2016
2016	101	FV	261,000	0	2.7	522,700	783,700	783,700	Year End Roll	1/14/2016
2015	101	FV	255,200	0	2.7	485,900	741,100	741,100	Year End	10/2/2014
2014	101	FV	243,800	0	2.7	437,900	681,700	681,700	Year End Roll	1/23/2014
2013	101	FV	238,000	0	2.7	425,900	663,900	663,900	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GERNER HEINZ DI	1298-70		11/22/2005	CONVENIENC	0	No	No			
GERNER HEINZ DI	1298-70		4/1/2005	CONVENIENC	1	No	No			
YEPREM EDIK,	1206-179		6/24/1999		520000	No	No			
CHOU, HARRY H.S	1150-54		12/28/1995		430000	No	No		CTF. 204004	
JOHN J. MCGILLI	843-45		11/19/1973		71000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/12/2018	MEAS/EXT INS	622	K Cuoco
11/17/2010	MEAS/EXT INS	25	D ERSKINE
9/26/2006	MEAS+INSPCTD	100	
3/8/2000	MEAS+INSPCTD	600	
3/14/1996	MEAS/EXT INS	606	
9/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

