

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	JENSEN TR DAVID J
Owner 2:	
Owner 3:	35 DEERHAVEN ROAD REALTY TRUST
Street 1:	27 HARVARD STREET
Street 2:	
Twn/City:	BROOKLINE
St/Prov:	MA Cntry Own Occ: Y
Postal:	02445 Type:

PREVIOUS OWNER

Owner 1:	TRUBIANO TR - MARY RUTH
Owner 2:	STACK TR - DIANA M
Street 1:	35 DEERHAVEN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1809

NARRATIVE DESCRIPTION

This Parcel contains 2.3 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, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 13 Rooms, and 5 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		0.463		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									13,890						13,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	265,200		2.300	573,900	839,100
Total Card		265,200	2.300	573,900	839,100
Total Parcel		265,200	2.300	573,900	839,100
Source: Market Adj Cost		Total Value per SQ unit /Card: 234.37		/Parcel: 234.37	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	262,900	0	2.3	573,900	836,800	836,800	Year End Roll	9/26/2019
2019	101	FV	239,900	0	2.3	556,300	796,200	796,200	Create Final value 2019	6/4/2019
2018	101	FV	237,200	0	2.3	556,300	793,500	793,500	Year End Roll	9/28/2017
2017	101	FV	234,900	0	2.3	525,900	760,800	760,800	Year End Roll	9/29/2016
2016	101	FV	232,600	0	2.3	510,700	743,300	743,300	Year End Roll	1/14/2016
2015	101	FV	227,900	0	2.3	473,900	701,800	701,800	Year End	10/2/2014
2014	101	FV	218,700	0	2.3	425,900	644,600	644,600	Year End Roll	1/23/2014
2013	101	FV	214,100	0	2.34	415,100	629,200	629,200	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TRUBIANO TR,MAR	1490-103		6/2/2016		810000	No	No			
DRAGO,NICHOLAS	1446-101		12/16/2013	FAMILY	10	No	No			death cert Bk 00772 pg 51 cert 1284
ROBERT G. DEMON	772-51		11/19/1968		65000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
5/30/2018	MEAS+INSPCTD	622	K Cuoco
10/15/2009	MEAS/EXT INS	25	D ERSKINE
1/21/2003	ABATE-INSPEC	600	
8/25/2001	M&L COMPLETE	613	
3/11/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

