



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: SEGAL DAVID J
 Owner 2:
 Owner 3: 53 DEERHAVEN ROAD REALTY TRUST
 Street 1: 11 MARY'S WAY
 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	176,600	500	3.056	595,400	772,500	
Total Card		176,600	500	3.056	595,400	772,500
Total Parcel		176,600	500	3.056	595,400	772,500
Source: Market Adj Cost		Total Value per SQ unit /Card: 472.19		/Parcel: 472.19		

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

12/10/15	Insp Date
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PREVIOUS OWNER

Owner 1: STEWART - HELEN LAWRENCE
 Owner 2: STEWART - ALAN C
 Street 1: 53 DEERHAVEN RD
 Twn/City: LINCOLN
 St/Prov: MA Cntry
 Postal: 01773-1809 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	174,900	500	3.056	595,400	770,800	770,800	Year End Roll	9/26/2019
2019	101	FV	158,600	500	3.056	577,800	736,900	736,900	Create Final value 2019	6/4/2019
2018	101	FV	158,600	500	3.197	582,000	741,100	741,100	Year End Roll	9/28/2017
2017	101	FV	157,000	500	3.197	551,600	709,100	709,100	Year End Roll	9/29/2016
2016	101	FV	155,300	500	3.197	536,400	692,200	692,200	Year End Roll	1/14/2016
2015	101	FV	190,600	500	3.197	499,600	690,700	690,700	Year End	10/2/2014
2014	101	FV	182,400	500	3.197	451,600	634,500	634,500	Year End Roll	1/23/2014
2013	101	FV	178,300	500	3.05	435,200	614,000	614,000	Year End Roll	10/25/2012

PRINT

Date	Time
10/22/20	16:10:08

LAST REV

Date	Time
11/01/18	10:18:17

blakeley
991

USER DEFINED

Prior Id # 1: 25 17 0
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:

NARRATIVE DESCRIPTION

This Parcel contains 3.056 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1964, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
STEWART,HELEN L	1456-24		7/9/2014	DIVORCE/ESTA	661800	No	No			
DAIBER THEODORE	1328-7		10/18/2006	FAMILY		1	No	No		
STEWART KENDALL	1328-6		10/16/2006	FAMILY		1	No	No		
STEWART FRANCIS	1258-62		9/18/2002	CONVENIENC		0	No	No		
	703-119		6/19/1964		14000	No	No			

TAX DISTRICT

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
12/10/2015	MEAS+INSPCTD	618	G BOURGAULT
8/1/2008	MEAS/EXT INS	25	D ERSKINE
8/25/2001	M&L EXTERIOR	613	
5/14/1996	MEAS+INSPCTD	606	
3/14/1996	MEAS/EXT INS	606	

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		1.169		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									35,070						35,100	
101	ONE FAM		0.05		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									300						300	Wetland

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:	1964 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:	3 - ELECTRIC	
Heat Type:	6 - ELECTRC BB	
# Heat Sys:	1	
% Heated:	100 % AC:	0
Solar HW:	NO Central Vac:	NO
% 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	
2	SHED/FR	D	Y		1 80		A	AV	1985			15.00	T	60	101				500

More:	N	Total Yard Items:	500	Total Special Features:		Total:	500
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BATH FEATURES

Full Bath:	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	28.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		28.5%

CALC SUMMARY

Basic \$ / SQ:	86.00
Size Adj.:	1.11674809
Const Adj.:	0.99959999
Adj \$ / SQ:	96.002
Other Features:	47000
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	246924
Depreciation:	70373
Depreciated Total:	176551

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	7	BR	3	Bath	2	HB					

REMODELING

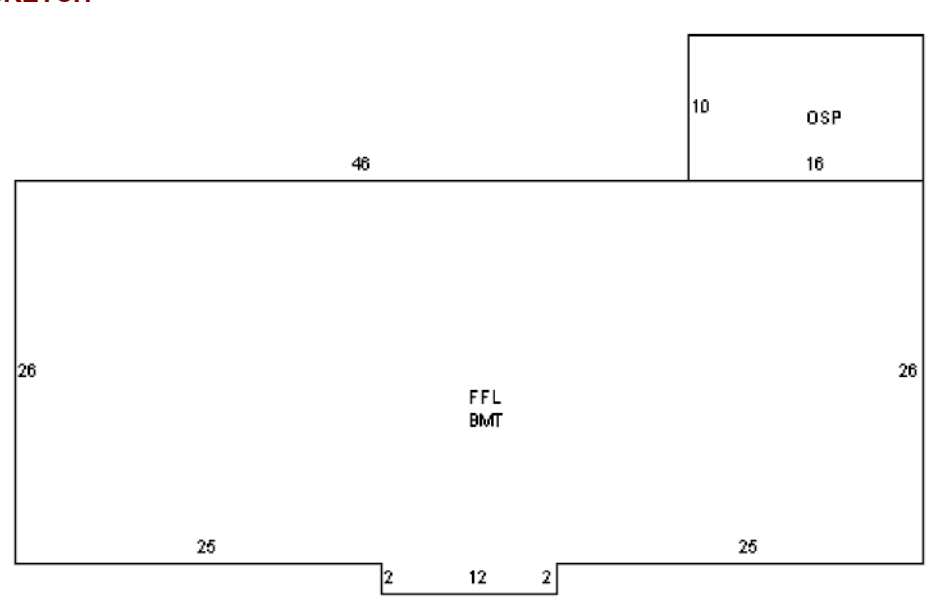
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 874047.1544
Juris. Factor:		Val/Su Fin:	107.95	
Special Features:	0	Val/Su Net:	51.46	
Final Total:	176600	Val/Su SzAd:	107.95	

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,636	24.000	39,265
FFL	1ST FLOOR	1,636	96.000	157,059
OSP	SCRN PORCH	160	22.500	3,600
Net Sketched Area:		3,432	Total:	199,924
Size Ad	1636	Gross Area	3432	FinArea 1636

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE*AssessPro* Patriot Properties, Inc**PARCEL ID**

121 23 0