

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
84		DAVISON DR, LINCOLN

OWNERSHIP

Owner 1:	FU XIAORAN
Owner 2:	CARR JOHN F
Owner 3:	
Street 1:	84 DAVISON DRIVE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	GINGRICH TR - BELINDA E
Owner 2:	PECK TR - CHRISTOPHER S
Street 1:	146 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 2.39 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1981, having primarily CLAPBOARD Exterior and 6711 Square Feet, with 1 Unit, 5 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.553		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									19,355						19,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.390	1,127,400	4,100	977,800	2,109,300
Total Card 2.390 1,127,400 4,100 977,800 2,109,300					
Total Parcel 2.390 1,127,400 4,100 977,800 2,109,300					
Source: Market Adj Cost		Total Value per SQ unit /Card:		314.31	/Parcel: 314.31

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,389,400	3800	2.39	949,800	2,343,000		Year End Roll	12/2/2024
2024	101	FV	1,374,700	3800	2.39	928,600	2,307,100		Year end	11/9/2023
2023	101	FV	1,198,200	3800	2.39	756,600	1,958,600	1,958,600	Year end	11/3/2022
2022	101	FV	1,026,800	5100	2.39	701,400	1,733,300	1,733,300	Year End Roll	10/19/2021
2021	101	FV	953,900	5100	2.39	656,600	1,615,600	1,615,600	Year End Roll	10/15/2020
2020	101	FV	939,400	5100	2.39	680,600	1,625,100	1,625,100	Year End Roll	9/26/2019
2019	101	FV	882,200	5100	2.39	663,000	1,550,300	1,550,300	Create Final va	6/4/2019
2018	101	FV	882,200	5100	2.39	663,000	1,550,300	1,550,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GINGRICH TR,BEL	71201-583		6/22/2018		1,492,500	No	No		
Peck Tr,Lily Ho	60912-277		1/7/2013	FAMILY	10	No	No		
TAYLOR SUSAN H,	51985-381		12/17/2008		1,420,000	No	No		
MOSS, ELIZABETH	26798-441		11/1/1996	CHD>SALE	675,000	No	No		SEC 14 ACC APPT
RODNEY E. MOSS	16099-96		4/11/1985	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/20/2019	R-19-0121	SOLAR PA	43,664	C				Installation of a
5/29/2019	R-19-0067	ROOF	26,000	C				Strip & re-roof 2
11/14/2006	3568	ROOF		C				Strip & re-roof dw
3/17/2004	2865	RENOVATI	60,000	C	6/12/2004			kitchen & windows
10/22/1998	1557	WDK	35,000	C	3/20/1999			
12/4/1997	1315	APARTMEN	44,000	C	6/9/1998			6/9/98 100%
1/16/1997	1118-97	RENOVATI	60,000	C	6/24/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	MEAS/EXT INS	622	K Cuoco
3/3/2009	MEAS+INSPCTD	100	
6/12/2004	MEAS+INSPCTD	615	
3/20/1999	MEAS/EXT INS	602	
6/9/1998	MEAS+INSPCTD	602	
6/24/1997	MEAS+INSPCTD	602	
2/2/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



