

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PFUETZE TR GRETCHEN A
Owner 2:	
Owner 3:	GRETCHEN A PFUETZE 2011 REV TR
Street 1:	90 DAVISON DR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2216 Type:

PREVIOUS OWNER

Owner 1:	PFUETZE GRETCHEN A -
Owner 2:	-
Street 1:	90 DAVISON DR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2216

NARRATIVE DESCRIPTION

This parcel contains 3. ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1981, having primarily WOOD Exterior and 3456 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 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		0.983		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									34,405						34,400	
101	ONE FAM		0.18		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									1,260						1,300	Wetland

Total AC/HA:	2.99955	Total SF/SM:	130660	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	994,065	SpI Credit	Total:	994,100
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.000	972,800	100	994,100	1,967,000
Total Card 3.000 972,800 100 994,100 1,967,000					
Total Parcel 3.000 972,800 100 994,100 1,967,000					
Source: Market Adj Cost		Total Value per SQ unit /Card: 569.12		/Parcel: 569.12	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	893,800	100	3.	966,100	1,860,000		Year End Roll	12/2/2024
2024	101	FV	858,500	100	3.	942,600	1,801,200		Year end	11/9/2023
2023	101	FV	741,300	100	3.	770,600	1,512,000	1,512,000	Year end	11/3/2022
2022	101	FV	624,300	100	3.	715,400	1,339,800	1,339,800	Year End Roll	10/19/2021
2021	101	FV	592,900	100	3.	670,600	1,263,600	1,263,600	Year End Roll	10/15/2020
2020	101	FV	582,900	100	3.	694,600	1,277,600	1,277,600	Year End Roll	9/26/2019
2019	101	FV	594,500	100	3.	677,000	1,271,600	1,271,600	Create Final va	6/4/2019
2018	101	FV	594,500	100	3.	677,000	1,271,600	1,271,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PFUETZE GRETCHEN A	58274-450		1/12/2012	FAMILY	100	No	No		
THUROW LESTER C	28054-403		1/7/1998	DIVORCE/ESTA	1	No	No		
EVAN WILE CO.	14519-169		1/21/1982		370,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/24/2013	5559	ROOF	2,453	C				replace 2 windows-
11/12/1993	392	RENOVATI	14,000	C	12/29/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
10/27/2015	MEAS+INSPCTD	618	G BOURGAULT
8/23/2013	MEAS/EXT INS	25	D ERSKINE
6/30/2007	MEAS/EXT INS	616	D MANZELLO
6/9/1999	M&L COMPLETE	602	
2/2/1996	MEAS+INSPCTD	606	
12/29/1993	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	47 3 11
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:	
CivilDistrict:	
Ratio:	

PRINT
 Date Time
 09/26/25 16:15:35
 LAST REV
 Date Time
 10/27/15 12:10:05
 apro
 1356

Parcel ID 132 12 0

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