

PROPERTY LOCATION

No	Alt No	Direction/Street/City
92		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: N
Postal:	01773-2216 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.88 ACRES of land mainly classified as LAND

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
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
130	LAND		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400						958,400	
130	LAND		1.043		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									36,505						36,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
130	2.880			994,900	994,900
Total Card	2.880			994,900	994,900
Total Parcel	2.880			994,900	994,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		N/A	/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	130	FV		0	2.88	966,900	966,900		Year End Roll	12/2/2024
2024	130	FV		0	2.88	943,300	943,300		Year end	11/9/2023
2023	130	FV		0	2.88	771,300	771,300	771,300	Year end	11/3/2022
2022	130	FV		0	2.88	716,100	716,100	716,100	Year End Roll	10/19/2021
2021	130	FV		0	2.88	671,300	671,300	671,300	Year End Roll	10/15/2020
2020	130	FV		0	2.88	695,300	695,300	695,300	Year End Roll	9/26/2019
2019	130	FV		0	2.88	677,700	677,700	677,700	Create Final va	6/4/2019
2018	130	FV		0	2.88	677,700	677,700	677,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PFUETZE GRETCHEN	58274-448		1/12/2012	FAMILY		No	No		
THUROW LESTER,	28054-406		1/7/1998	DIVORCE/ESTA		1 Yes	No		
PINTO ROBERT W/	23749-308		10/8/1993		282,000	Yes	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
8/29/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	47 3 12
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:	

