

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DESAI TR SAMIR A
Owner 2:	DESAI TR NILIMA S
Owner 3:	62 DAVISON DR REALTY TRUST
Street 1:	300 TRADECENTER DR STE 3450
Street 2:	
Twn/City:	WOBURN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01801 Type:

PREVIOUS OWNER

Owner 1:	Desai - Samir A
Owner 2:	Desai - Nilima S
Street 1:	128 Wheeler Rd
Twn/City:	Burlington
St/Prov:	MA Cntry
Postal:	01803

NARRATIVE DESCRIPTION

This parcel contains 3.12 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1983, having primarily WOOD Exterior and 5685 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 4 Bd rms.

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		1.163		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									40,705						40,700	
101	ONE FAM		0.12		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									840						800	Wetland

Total AC/HA:	3.11955	Total SF/SM:	135888	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	999,945	SpI Credit	Total:	999,900
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.120	1,465,400	900	999,900	2,466,200
Total Card	3.120	1,465,400	900	999,900	2,466,200
Total Parcel	3.120	1,465,400	900	999,900	2,466,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		433.80	/Parcel: 433.80

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,345,200	800	3.12	971,900	2,317,900		Year End Roll	12/2/2024
2024	101	FV	1,291,700	800	3.12	947,600	2,240,100		Year end	11/9/2023
2023	101	FV	1,111,200	800	3.12	775,600	1,887,600	1,887,600	Year end	11/3/2022
2022	101	FV	925,800	1500	3.12	720,400	1,647,700	1,647,700	Year End Roll	10/19/2021
2021	101	FV	876,300	1500	3.12	675,600	1,553,400	1,553,400	Year End Roll	10/15/2020
2020	101	FV	861,000	1500	3.12	699,600	1,562,100	1,562,100	Year End Roll	9/26/2019
2019	101	FV	877,700	1500	3.12	682,000	1,561,200	1,561,200	Create Final va	6/4/2019
2018	101	FV	877,700	1500	3.12	682,000	1,561,200	1,561,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
Desai,Samir A	60815-422		12/26/2012	FAMILY		1	No	No	
ALICE P. DAVISO	14163-61		12/15/1980		71,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/21/2022	R-22-0256	DOORS	6,388	C				Replace one patio
2/19/2014	5650	MANUAL	1,500	C				sheet metal work t
1/28/2014	5637	RENOVATI	55,000	C	5/20/2014			new flooring in ki
4/26/2011	4702	RENOVATI	3,000	C	7/7/2011			add bath in fin ba
8/16/1994	547-94	RENO-ADD	60,000	C	8/25/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
1/8/2025	MEAS/EXT INS	6	JN
5/20/2014	MEAS/EXT INS	25	D ERSKINE
7/7/2011	MEAS/EXT INS	25	D ERSKINE
6/30/2007	MEAS/EXT INS	616	D MANZELLO
6/23/1999	M&L COMPLETE	602	
2/9/1996	MEAS+INSPCTD	606	
8/25/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1: 47 3 3

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	16:16:11

LAST REV

Date	Time
01/08/25	14:12:35

apro

1361

Parcel ID 133 48 0

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