

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	NICKSON PHILIP
Owner 2:	NICKSON KRISTEN
Owner 3:	
Street 1:	64 DAVISON DR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2216 Type:

PREVIOUS OWNER

Owner 1:	PONN TR - RICHARD D
Owner 2:	PONN TR - NANCY L
Street 1:	64 DAVISON DR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2216

NARRATIVE DESCRIPTION

This parcel contains 3.55 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1981, having primarily CLAPBOARD Exterior and 3859 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 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		0.55		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									3,850					3,900	Wetland	

Total AC/HA:	3.54955	Total SF/SM:	154618	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	1,002,955	SpI Credit	Total:	1,003,000
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.550	980,200		1,003,000	1,983,200
Total Card		3.550	980,200	1,003,000	1,983,200
Total Parcel		3.550	980,200	1,003,000	1,983,200
Source: Market Adj Cost		Total Value per SQ unit /Card:		513.92	/Parcel: 513.92

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	927,000	0	3.55	975,000	1,902,000		Year End Roll	12/2/2024
2024	101	FV	904,900	0	3.55	950,200	1,855,100		Year end	11/9/2023
2023	101	FV	833,300	0	3.55	778,200	1,611,500	1,611,500	Year end	11/3/2022
2022	101	FV	697,600	0	3.55	723,000	1,420,600	1,420,600	Year End Roll	10/19/2021
2021	101	FV	632,100	0	3.55	678,200	1,310,300	1,310,300	Year End Roll	10/15/2020
2020	101	FV	626,600	0	3.55	702,200	1,328,800	1,328,800	Year End Roll	9/26/2019
2019	101	FV	647,300	0	3.55	684,600	1,331,900	1,331,900	Create Final va	6/4/2019
2018	101	FV	647,300	0	3.55	684,600	1,331,900	1,331,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PONN TR,RICHARD	70756-338		3/20/2018		1,365,000	No	No		
PONN NANCY,	50252-313		10/22/2007	FAMILY		1	No	No	
PONN RICHARD	22920-516		2/18/1993	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/12/2023	R-23-0140	SOLAR PA	69,000	C				Install 52 solar p
3/20/2023	R-23-0062	INSULATI	12,400	C				Air sealing, door
2/1/2021	R-21-0017	BATH	28,850	C	6/3/2021			Remodel 2 full bat
2/6/2002	2430	RENOVATI	80,000	C	6/29/2002			kitchen & master b

ACTIVITY INFORMATION

Date	Result	By	Name
7/1/2021	QUESTIONNAIR	624	W Coelho
4/4/2019	SALES INSP	621	N Cramer
7/19/2018	MEAS/EXT INS	622	K Cuoco
9/15/2009	MEAS/EXT INS	25	D ERSKINE
6/29/2002	MEAS/EXT INS	613	
5/18/1999	M&L COMPLETE	602	
2/2/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	47 3 4
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 16:16:20
 LAST REV
 Date Time
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 blakeley
 1362

Parcel ID 133 47 0

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