

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CAR CANDY LLC
Owner 2:	
Owner 3:	
Street 1:	45 WINTER STREET
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	SEVENTY PLUS LLC -
Owner 2:	-
Street 1:	9 RIVERCREST COURT
Twn/City:	STUART
St/Prov:	FL Cntry
Postal:	34996

NARRATIVE DESCRIPTION

This parcel contains 3.365 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 2025, having primarily WOOD Exterior and 3733 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 3 Bdrms.

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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		1.52845		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									10,699						10,700	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.365	521,100		969,100	1,490,200
Total Card	3.365	521,100		969,100	1,490,200
Total Parcel	3.365	521,100		969,100	1,490,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:	399.20	/Parcel:	399.20

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct

0
GIS Ref
GIS Ref
Insp Date

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	3.365	941,100	941,100		Year End Roll	12/2/2024
2024	130	FV		0	3.365	921,200	921,200		Year end	11/9/2023
2023	130	FV		0	3.43	749,600	749,600	749,600	Year end	11/3/2022
2022	130	FV		0	3.43	694,400	694,400	694,400	Year End Roll	10/19/2021
2021	130	FV		0	3.43	649,600	649,600	649,600	Year End Roll	10/15/2020
2020	130	FV		0	3.43	673,600	673,600	673,600	Year End Roll	9/26/2019
2019	130	FV		0	3.43	656,000	656,000	656,000	Create Final va	6/4/2019
2018	130	FV		0	3.43	656,000	656,000	656,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEVENTY PLUS LL	82731-274		5/2/2024	CONVENIENC	10	No	No		
RAPPAPORT, JEROM	70409-477		12/20/2017	CONVENIENC	100	No	No		
O'BRIEN JOHN J T	22887-531		2/4/1993	CONVENIENC	200,000	Yes	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/19/2025	SH-25-0007	MECHANIC	68,500	C				All duct work for
3/11/2025	MEC-25-000	MECHANIC	65,725	C				
1/7/2025	E-25-0088		42,000					
10/4/2024	R-24-0186	NEW HOME	1,600,000	O				Construct 5 bd, 3

ACTIVITY INFORMATION

Date	Result	By	Name
7/10/2025	PERMIT VISIT	7	SB

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	47 3 5
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:	

