

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	RANSONE HALLIE
Owner 2:	
Owner 3:	
Street 1:	ONE AVERY STREET #11G
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02114 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 3.799 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1980, having primarily CLAPBOARD Exterior and 5380 Square Feet, with 1 Unit, 5 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 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		1.96245		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									68,686						68,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.799	1,353,700	7,800	1,027,100	2,388,600
Total Card 3.799 1,353,700 7,800 1,027,100 2,388,600					
Total Parcel 3.799 1,353,700 7,800 1,027,100 2,388,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 444.01		/Parcel: 444.01	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,249,800	7300	3.799	999,100	2,256,200		Year End Roll	12/2/2024
2024	101	FV	1,201,000	7300	3.799	970,900	2,179,200		Year end	11/9/2023
2023	101	FV	1,043,900	7300	3.81	799,200	1,850,400	1,850,400	Year end	11/3/2022
2022	101	FV	908,900	9700	3.81	744,000	1,662,600	1,662,600	Year End Roll	10/19/2021
2021	101	FV	867,600	9700	3.81	699,200	1,576,500	1,576,500	Year End Roll	10/15/2020
2020	101	FV	853,900	9700	3.81	723,200	1,586,800	1,586,800	Year End Roll	9/26/2019
2019	101	FV	871,300	9700	3.81	705,600	1,586,600	1,586,600	Create Final va	6/4/2019
2018	101	FV	871,300	9700	3.81	705,600	1,586,600	1,586,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEVENTY PLUS LL	81858-215		8/4/2023	MULTI-PARCEL	2,180,000	No	No		
SEVENTY PLUS LL	81848-146		8/2/2023	CONVENIENC	10	No	No		
RAPPAPORT, JEROM	70409-474		12/20/2017	CONVENIENC	100	No	No		
JEROME L. RAPPA	17761-306		1/7/1987	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/19/2025	R-25-103		5,980	C				
9/24/2004	3772	MANUAL	86,590	C				rebuild lower roof
1/6/1998	1329	RENOVATI	40,000	C	6/9/1998			REMODEL BATHROOMS

ACTIVITY INFORMATION

Date	Result	By	Name
12/17/2024	INSPECTED	6	JN
8/23/2013	MEAS/EXT INS	25	D ERSKINE
6/30/2007	MEAS/EXT INS	616	D MANZELLO
6/9/1998	MEAS+INSPCTD	602	
2/2/1996	MEAS+INSPCTD	606	
7/19/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	47 3 6
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:	

!1364!

PRINT
 Date Time
 09/26/25 16:16:34

LAST REV
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PAT ACCT.

