

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SEWALL TR SUSAN M
Owner 2:	SEWALL TR STEVEN H
Owner 3:	SUSAN SEWALL&STEVEN SEWALL TR
Street 1:	74 DAVISON DR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2216 Type:

PREVIOUS OWNER

Owner 1:	SEWALL - SUSAN M
Owner 2:	-
Street 1:	74 DAVISON DR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2216

NARRATIVE DESCRIPTION

This parcel contains 3.43 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1980, having primarily CLAPBOARD Exterior and 3376 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 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		1.163		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									40,705						40,700	
101	ONE FAM		0.43		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									3,010						3,000	Wetland

Total AC/HA:	3.42955	Total SF/SM:	149391	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	1,002,115	SpI Credit	Total:	1,002,100
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.430	1,147,800	5,600	1,002,100	2,155,500
Total Card 3.430 1,147,800 5,600 1,002,100 2,155,500					
Total Parcel 3.430 1,147,800 5,600 1,002,100 2,155,500					
Source: Market Adj Cost		Total Value per SQ unit /Card:		638.48	/Parcel: 638.48

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,061,100	5200	3.43	974,100	2,040,400		Year End Roll	12/2/2024
2024	101	FV	1,020,100	5200	3.43	949,500	1,974,800		Year end	11/9/2023
2023	101	FV	892,700	5200	3.43	777,500	1,675,400	1,675,400	Year end	11/3/2022
2022	101	FV	767,800	3900	3.43	722,300	1,494,000	1,494,000	Year End Roll	10/19/2021
2021	101	FV	736,300	3900	3.43	677,500	1,417,700	1,417,700	Year End Roll	10/15/2020
2020	101	FV	725,500	3900	3.43	701,500	1,430,900	1,430,900	Year End Roll	9/26/2019
2019	101	FV	740,600	0	3.43	683,900	1,424,500	1,424,500	Create Final va	6/4/2019
2018	101	FV	740,600	0	3.43	683,900	1,424,500	1,424,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEWALL,SUSAN M	72494-43		4/23/2019	FAMILY		1	No	No	
STEVEN SEWALL	22759-570		12/23/1992	FAMILY		1	No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/5/2015	5987	WINDOWS	12,659	C				Replace 7 windows
6/24/2002	2519	RENOVATI	60,000	C	6/21/2003			expand mud rm, new
7/14/1997	1228	ROOF	12,000	C	3/25/1998			3/25/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	MEAS/EXT INS	622	K Cuoco
10/19/2009	MEAS/EXT INS	25	D ERSKINE
2/18/2004	MEAS+INSPCTD	600	
6/21/2003	MEAS/EXT INS	615	
11/15/2002	M&L COMPLETE	615	
3/25/1998	MEAS+INSPCTD	602	
2/10/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	47 3 7
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 16:16:40
 LAST REV
 Date Time
 05/14/19 13:11:56
 blakeley
 1365

Parcel ID 132 11 0

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