Total Card / Total Parcel
APPRAISED: 2,002,300 / 2,002,300
USE VALUE: 2,002,300 / 2,002,300
ASSESSED: 2,002,300 / 2,002,300

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	PACE CHRISTOPHER G
Owner 2:	PACE MEREDITH
Owner 3:	
Street 1:	80 DAVISON DR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	01773-2216	Type:

PREVIOUS OWNER

Owner 1:	Salem - Deeb N
Owner 2:	Salem - Patricia Alekna
Street 1:	80 Davison Dr
Twn/City:	Lincoln
St/Prov:	MA	Cntry
Postal:	01773-2216

NARRATIVE DESCRIPTION

This parcel contains 2.26 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1984, having primarily CLAPBOARD Exterior and 4204 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.260	1,006,500	22,600	973,200	2,002,300
Total Card	2.260	1,006,500	22,600	973,200	2,002,300
Total Parcel	2.260	1,006,500	22,600	973,200	2,002,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 476.28 | /Parcel: 476.28

PREVIOUS ASSESSMENT

Parcel ID: 132 14 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	925,100	21000	2.26	945,200	1,891,300		Year End Roll	12/2/2024
2024	101	FV	914,200	21000	2.26	924,700	1,859,900		Year end	11/9/2023
2023	101	FV	784,100	2200	2.26	752,700	1,539,000	1,539,000	Year end	11/3/2022
2022	101	FV	658,900	2000	2.26	697,500	1,358,400	1,358,400	Year End Roll	10/19/2021
2021	101	FV	605,100	2000	2.26	652,700	1,259,800	1,259,800	Year End Roll	10/15/2020
2020	101	FV	594,000	2000	2.26	676,700	1,272,700	1,272,700	Year End Roll	9/26/2019
2019	101	FV	562,900	2000	2.26	659,100	1,224,000	1,224,000	Create Final va	6/4/2019
2018	101	FV	562,900	2000	2.26	659,100	1,224,000	1,224,000	Year End Roll	9/28/2017

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
Salem,Deeb N	60769-27		12/18/2012		1,200,000	No	No		
ALICE P. DAVISO	15134-59		7/27/1983		85,000	No	No		

Legend / User Fields

Legal Description	
User Acct	
GIS Ref	
GIS Ref	
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	08/23/13

!1367!

PRINT

Date	Time
09/26/25	16:16:54

LAST REV

Date	Time
12/18/24	14:59:31
apro	

PAT ACCT. 1367

USER DEFINED

Prior Id # 1:	47 3 9
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:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/21/2024	SH-24-0012	SHEET MT	8,200	O				Install sheet meta
8/1/2023	R-23-0183	RENO-ADD	240,000	O				Add hall to new ga
9/19/2022	R-22-0227	POOL	200,200	O				Install 20x50 ingr
1/22/2020	R-20-0011	RENO-ADD	185,500	O				Expand living room
10/4/2019	W-19-0002	WOOD STO	1,100	C				Install a small po
10/4/2019	R-19-0166	MANUAL	16,500	C				Foundation only fo
11/9/2017	6910	MANUAL	700	C				Install a fire pla
1/9/2017	6660	RENO-ADD	285,000	O				Extend kitchen, ad
2/7/1995	666-95	MANUAL	21,000	C	8/25/1995			KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
12/17/2024	INSPECTED	6	JN
9/4/2020	CnfmdBldgDpt	624	W Coelho
1/16/2019	PERMIT VISIT	622	K Cuoco
8/23/2013	MEAS/EXT INS	25	D ERSKINE
6/30/2007	MEAS/EXT INS	616	D MANZELLO
6/30/1999	M&L EXTERIOR	602	
2/2/1996	MEAS+INSPCTD	606	
8/25/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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 Influ	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		0.423		ACRES	EXCESS ACRE	0		35,000.	1.00	R4									14,805						14,800	

Total AC/HA: 2.25955	Total SF/SM: 98426	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 4	Total: 973,205	Spl Credit	Total: 973,200

EXTERIOR INFORMATION

Field	Value
Type:	9 - CONTEMPORARY
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	B+ - GOOD (+)
Year Blt:	1984 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	6 - CERAMIC T 50 %
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	2
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	10 - PROPANE
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	0 % Sprinkled 0

BATH FEATURES

Field		Rating
Full Bath	3	AVERAGE
A Bath:		
3/4 Bath:		
A 3QBth		
1/2 Bath:		
A HBth:		
OthrFix:	1	AVERAGE

OTHER FEATURES

Field		Rating
Kits:	1	GOOD
A Kits:		
Frpl:	3	AVERAGE
WSFlue:	1	GOOD

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Field	Value	
Phys Cond:	GD - Good	13. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	13.3	%

COMMENTS

1994 GOOD QUAILTY KTCHN   .

RESIDENTIAL GRID

1st Res Grid   Desc: Line 1   # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10			BRs: 4			Baths: 3			HB		

REMODELING

Field	Value
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

CALC SUMMARY

Field	Value
Basic $ / SQ:	167.00
Size Adj.:	0.92281103
Const Adj.:	1.02999997
Adj $ / SQ:	158.733
Other Features:	71971
Grade Factor:	1.60
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1160862
Depreciation:	154395
Depreciated Total:	1006467

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	1033900.894

Field	Value	Field	Value
Juris. Factor:		Before Depr:	253.97
Special Features:	0	Val/Su Net:	187.99
Final Total:	1006500	Val/Su SzAd	289.89

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,102	158.730	333,656
BMT	BASEMENT	1,830	55.560	101,668
SFL	2ND FLOOR	1,370	158.730	217,464
PAT	PATIO	52	14.980	779

Net Sketched Area:	5,354		Total:	653,567
Size Ad	3472	Gross Area	5354	FinArea	4204

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	0

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 132 14 0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	PATIO	D	Y	1	20x20	A	AV	2000	14.98	T	60	101			2,400			2,400
12	POOL I-G	D	Y	1	18X56	A	AV	2021	23.54	T	15	101			20,200			20,200

More: N	Total Yard Items:	22,600	Total Special Featues:		Total:	22,600