



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PFUETZE TR GRETCHEN A
Owner 2:	
Owner 3:	GRETCHEN A PFUETZE 2011 REV TR
Street 1:	90 DAVISON DR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2216 Type:

PREVIOUS OWNER

Owner 1:	PFUETZE GRETCHEN A -
Owner 2:	-
Street 1:	90 DAVISON DR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2216

NARRATIVE DESCRIPTION

This Parcel contains 3. ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1981, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.983		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									29,490						29,500	
101	ONE FAM		0.18		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									1,080						1,100	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	594,500	100	3.000	677,000	1,271,600		0
							GIS Ref
							GIS Ref
Total Card	594,500	100	3.000	677,000	1,271,600	Entered Lot Size	
Total Parcel	594,500	100	3.000	677,000	1,271,600	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 367.91		/Parcel: 367.91			Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	594,500	100	3.	677,000	1,271,600	1,271,600	Year End Roll	9/28/2017
2017	101	FV	558,200	100	3.	670,600	1,228,900	1,228,900	Year End Roll	9/29/2016
2016	101	FV	546,900	100	3.	652,200	1,199,200	1,199,200	Year End Roll	1/14/2016
2015	101	FV	532,400	110000	3.	605,800	1,248,200	1,248,200	Year End	10/2/2014
2014	101	FV	497,200	110000	3.	566,600	1,173,800	1,173,800	Year End Roll	1/23/2014
2013	101	FV	487,400	110000	3.	550,600	1,148,000	1,148,000	Year End Roll	10/25/2012
2012	101	FV	487,400	110000	3.	570,600	1,168,000	1,168,000	Year End	1/26/2012
2011	101	FV	497,200	110000	3.	589,000	1,196,200	1,196,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PFUETZE GRETCHEN A	58274-450		1/12/2012	FAMILY	100	No	No			
THUROW LESTER C	28054-403		1/7/1998	DIVORCE/ESTA	1	No	No			
EVAN WILE CO.	14519-169		1/21/1982		370000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
9/24/2013	5559	ROOF	2,453	C				replace 2 windows-
11/12/1993	392	RENOVATI	14,000	C	12/29/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
10/27/2015	MEAS+INSPCTD	618	G BOURGAULT
8/23/2013	MEAS/EXT INS	25	D ERSKINE
6/30/2007	MEAS/EXT INS	616	D MANZELLO
6/9/1999	M&L COMPLETE	602	D TUCKER
2/2/1996	MEAS+INSPCTD	606	J SMITH
12/29/1993	PERMIT VISIT	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	2.99955	Total SF/SM:	130660.41	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	676,970	SpI Credit		Total:	677,000
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EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY
Sty Ht:	1H - 1H
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	26 - WOOD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

BATH FEATURES

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

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals												
RM:s	8	BR:s	4	Bath:s	3	HB						

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

GENERAL INFORMATION

Grade:	A- - V GOOD-		
Year Blt:	1981	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	%
Partition:	E - EXTNSIVE
Prim Floors:	3 - HARDWOOD
Sec Floors:	4 - CARPET 50%
Bsmnt Flr:	
Bsmnt Gar:	

DEPRECIATION

Phys Cond:	GD - Good	15.%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		15.2%

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

CALC SUMMARY

Basic \$ / SQ:	91.00
Size Adj.:	0.94665682
Const Adj.:	1.00999999
Adj \$ / SQ:	87.007
Other Features:	52710
Grade Factor:	1.80
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	701008
Depreciation:	106553
Depreciated Total:	594455

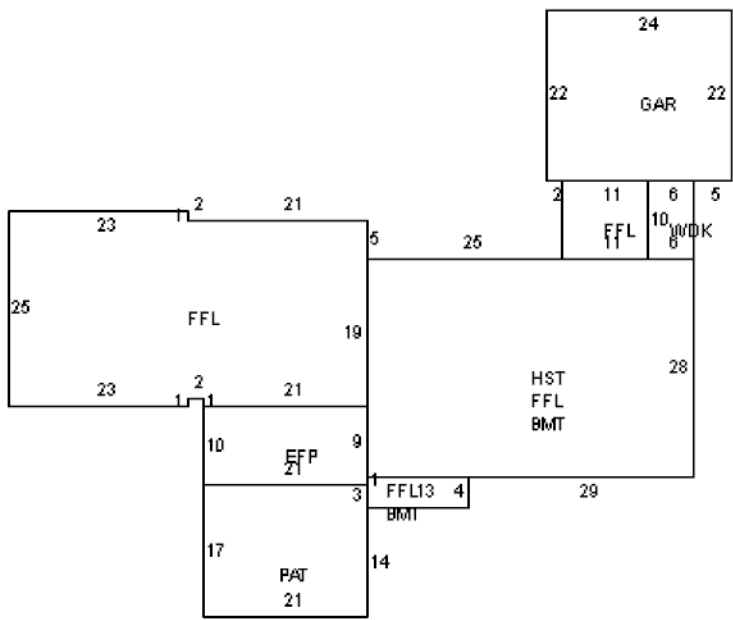
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ: AvRate: Ind.Val 1361162.781

Juris. Factor:	Val/Su Fin:	172.02
Special Features: 0	Val/Su Net:	109.40
Final Total: 594500	Val/Su SzAd:	194.85

SKETCH



SPEC FEATURES/YARD ITEMS

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
95	SAUNA	D	Y	1	11	A	AV	1981	110.00	B	15.2	101			100			100

More:	N	Total Yard Items:	100	Total Special Features:		Total:	100
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,463	87.010	214,299	
BMT	BASEMENT	1,228	32.520	39,933	
HST	HALF STORY	588	87.010	51,160	
GAR	GARAGE	528	36.000	19,008	
PAT	PATIO	357	7.000	2,499	
FFP	ENCL PORCH	210	36.000	7,560	
WDK	WOOD DECK	60	38.000	2,280	
Net Sketched Area:		5,434	Total:	336,739	
Size Ad	3051	Gross Area	6022	FinArea	3456

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	33	A	0

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID 132 12 0