



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DESAI TR SAMIR A
Owner 2:	DESAI TR NILIMA S
Owner 3:	62 DAVISON DR REALTY TRUST
Street 1:	200 WHEELER RD
Street 2:	
Twn/City:	BURLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	01803 Type:

PREVIOUS OWNER

Owner 1:	Desai - Samir A
Owner 2:	Desai - Nilima S
Street 1:	128 Wheeler Rd
Twn/City:	Burlington
St/Prov:	MA Cntry
Postal:	01803

NARRATIVE DESCRIPTION

This Parcel contains 3.12 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1983, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
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 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	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		1.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									34,890						34,900	
101	ONE FAM		0.12		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									720						700	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	877,700	1,500	3.120	682,000	1,561,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 274.61						/Parcel: 274.61	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	877,700	1500	3.12	682,000	1,561,200	1,561,200	Year End Roll	9/28/2017
2017	101	FV	823,600	1500	3.12	675,600	1,500,700	1,500,700	Year End Roll	9/29/2016
2016	101	FV	806,600	1500	3.12	657,200	1,465,300	1,465,300	Year End Roll	1/14/2016
2015	101	FV	784,200	1500	3.12	610,800	1,396,500	1,396,500	Year End	10/2/2014
2014	101	FV	708,200	1500	3.12	571,600	1,281,300	1,281,300	Year End Roll	1/23/2014
2013	101	FV	693,300	1500	3.12	555,600	1,250,400	1,250,400	Year End Roll	10/25/2012
2012	101	FV	681,600	1500	3.12	575,600	1,258,700	1,258,700	Year End	1/26/2012
2011	101	FV	642,300	1500	3.12	594,000	1,237,800	1,237,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Desai, Samir A	60815-422		12/26/2012	FAMILY		1	No	No		
ALICE P. DAVISO	14163-61		12/15/1980		71000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/19/2014	5650	MANUAL	1,500	C				sheet metal work t
1/28/2014	5637	RENOVATI	55,000	C	5/20/2014			new flooring in ki
4/26/2011	4702	RENOVATI	3,000	C	7/7/2011			add bath in fin ba
8/16/1994	547-94	RENO-ADD	60,000	C	8/25/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2014	MEAS/EXT INS	25	D ERSKINE
7/7/2011	MEAS/EXT INS	25	D ERSKINE
6/30/2007	MEAS/EXT INS	616	D MANZELLO
6/23/1999	M&L COMPLETE	602	D TUCKER
2/9/1996	MEAS+INSPCTD	606	J SMITH
8/25/1995	PERMIT VISIT	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

