



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	NICKSON PHILIP
Owner 2:	NICKSON KRISTEN
Owner 3:	
Street 1:	64 DAVISON DR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2216 Type:

PREVIOUS OWNER

Owner 1:	PONN TR - RICHARD D
Owner 2:	PONN TR - NANCY L
Street 1:	64 DAVISON DR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2216

NARRATIVE DESCRIPTION

This Parcel contains 3.55 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1981, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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 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		0.55		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									3,300						3,300	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	647,300		3.550	684,600	1,331,900
Total Card	647,300		3.550	684,600	1,331,900
Total Parcel	647,300		3.550	684,600	1,331,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		345.14	/Parcel: 345.14

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	647,300	0	3.55	684,600	1,331,900	1,331,900	Year End Roll	9/28/2017
2017	101	FV	636,700	0	3.55	678,200	1,314,900	1,314,900	Year End Roll	9/29/2016
2016	101	FV	619,000	0	3.55	659,800	1,278,800	1,278,800	Year End Roll	1/14/2016
2015	101	FV	603,400	0	3.55	613,400	1,216,800	1,216,800	Year End	10/2/2014
2014	101	FV	561,800	0	3.55	574,200	1,136,000	1,136,000	Year End Roll	1/23/2014
2013	101	FV	551,400	0	3.55	558,200	1,109,600	1,109,600	Year End Roll	10/25/2012
2012	101	FV	551,400	0	3.55	578,200	1,129,600	1,129,600	Year End	1/26/2012
2011	101	FV	580,500	0	3.55	596,600	1,177,100	1,177,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
PONN TR,RICHARD	70756-338		3/20/2018		1365000	No	No	
PONN NANCY,	50252-313		10/22/2007	FAMILY		1	No	No
PONN RICHARD	22920-516		2/18/1993	FAMILY		0	No	No

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PONN TR,RICHARD	70756-338		3/20/2018		1365000	No	No			
PONN NANCY,	50252-313		10/22/2007	FAMILY		1	No	No		
PONN RICHARD	22920-516		2/18/1993	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
2/6/2002	2430	RENOVATI	80,000	C	6/29/2002			kitchen & master b

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2009	MEAS/EXT INS	25	D ERSKINE
6/29/2002	MEAS/EXT INS	613	M COLE
5/18/1999	M&L COMPLETE	602	D TUCKER
2/2/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	3.54955	Total SF/SM:	154618.41	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	684,590	Spl Credit		Total:	684,600
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