



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	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				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	8.3	1.000	R4									664,000						664,000	
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	582,900	100	3.000	694,600	1,277,600		0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 369.65						/Parcel: 369.65	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	594,500	100	3.	677,000	1,271,600	1,271,600	Create Final value 2019	6/4/2019
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

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	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	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	
2/2/1996	MEAS+INSPCTD	606	
12/29/1993	PERMIT VISIT	600	

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:	694,570	Spl Credit		Total:	694,600
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