



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	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	8.3	1.000	R4									664,000						664,000	
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	861,000	1,500	3.120	699,600	1,562,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 274.77						/Parcel: 274.77	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	877,700	1500	3.12	682,000	1,561,200	1,561,200	Create Final value 2019	6/4/2019
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

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	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	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	
2/9/1996	MEAS+INSPCTD	606	
8/25/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA

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

COMMENTS

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GENERAL INFORMATION

Grade:	A-	- V GOOD-
Year Blt:	1983	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		Fact:
Const Mod:		
Lump Sum Adj:		

OTHER FEATURES

Kits:	1	Rating: GOOD
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

CONDO INFORMATION

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

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: 13	BRs: 4	Baths: 4			HB	1

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	1	- DRYWALL
Sec Int Wall:		%
Partition:	T	- TYPICAL
Prim Floors:	3	- HARDWOOD
Sec Floors:		%
Bsmnt Flr:		

DEPRECIATION

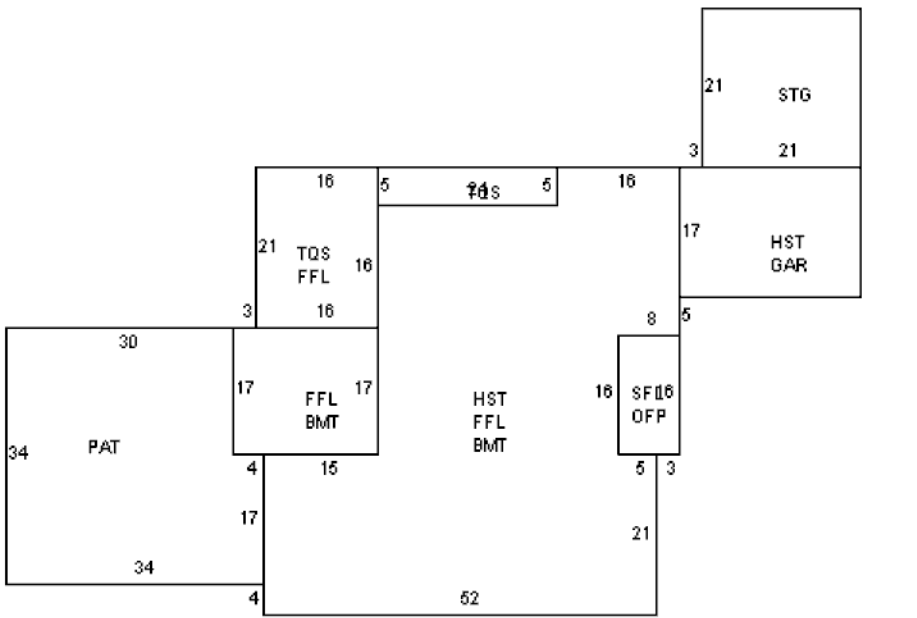
Phys Cond:	GD	- Good	14.	%
Functional:				%
Economic:				%
Special:				%
Override:				%
Total:			14.4	%

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	13	4	1
Totals			
1	13	4	1

SKETCH

CALC SUMMARY

Basic \$ / SQ:	92.00
Size Adj.:	0.87297601
Const Adj.:	1.01999998
Adj \$ / SQ:	81.920
Other Features:	72677
Grade Factor:	1.75
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1005800
Depreciation:	144835
Depreciated Total:	860964

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

PARCEL ID

Parcel ID	133 48 0				
WtAv\$/SQ:		AvRate:		Ind.Val	1284113.426
Juris. Factor:		Val/Su Fin:	151.45		
Special Features:	0	Val/Su Net:	89.40		
Final Total:	861000	Val/Su SzAd:	176.47		

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
2	SHED/FR	D	Y	1	10x14	A	AV	2000	15.00	T	30	101			1,500			1,500

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	3,023	81.920	247,644	
BMT	BASEMENT	2,687	26.620	71,539	
HST	HALF STORY	1,386	81.920	113,541	
PAT	PATIO	1,088	7.000	7,616	
STG	STORAGE	441	15.000	6,615	
GAR	GARAGE	408	36.000	14,688	
TQS	3/4 STORY	342	81.920	28,017	
OFF	OPEN PORCH	128	15.000	1,920	
Net Sketched Area:		9,631	Total:	502,066	
Size Ad	4879	Gross Area	11131	FinArea	5685

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30		0

IMAGE

AssessPro Patriot Properties, Inc



More:	N	Total Yard Items:	1,500	Total Special Features:		Total:	1,500
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