



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	PACE CHRISTOPHER G
Owner 2:	PACE MEREDITH
Owner 3:	
Street 1:	80 DAVISON DR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2216 Type:

**PREVIOUS OWNER**

Owner 1:	Salem - Deeb N
Owner 2:	Salem - Patricia Alekna
Street 1:	80 Davison Dr
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-2216

**NARRATIVE DESCRIPTION**

This Parcel contains 2.26 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1984, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 10 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.	1.000	R4									640,000						640,000	
101	ONE FAM		0.423		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									12,690						12,700	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	605,100	2,000	2.260	652,700	1,259,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 299.67						/Parcel: 299.67	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	594,000	2000	2.26	676,700	1,272,700	1,272,700	Year End Roll	9/26/2019
2019	101	FV	562,900	2000	2.26	659,100	1,224,000	1,224,000	Create Final value 2019	6/4/2019
2018	101	FV	562,900	2000	2.26	659,100	1,224,000	1,224,000	Year End Roll	9/28/2017
2017	101	FV	552,600	2000	2.26	652,700	1,207,300	1,207,300	Year End Roll	9/29/2016
2016	101	FV	536,700	2000	2.26	634,300	1,173,000	1,173,000	Year End Roll	1/14/2016
2015	101	FV	521,600	2000	2.26	587,900	1,111,500	1,111,500	Year End	10/2/2014
2014	101	FV	446,100	0	2.26	548,700	994,800	994,800	Year End Roll	1/23/2014
2013	101	FV	426,500	0	2.26	532,700	959,200	959,200	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Salem,Deeb N	60769-27		12/18/2012		1200000	No	No			
ALICE P. DAVISO	15134-59		7/27/1983		85000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/22/2020	R-20-0011	RENO-ADD	185,500	O				Expand living room
10/4/2019	W-19-0002	WOOD STO	1,100	C				Install a small po
10/4/2019	R-19-0166	MANUAL	16,500	C				Foundation only fo
11/9/2017	6910	MANUAL	700	C				Install a fire pla
1/9/2017	6660	RENO-ADD	285,000	O				Extend kitchen, ad
2/7/1995	666-95	MANUAL	21,000	C	8/25/1995			KITCHEN

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/4/2020	CnfmdBldgDpt	624	W Coelho
1/16/2019	PERMIT VISIT	622	K Cuoco
8/23/2013	MEAS/EXT INS	25	D ERSKINE
6/30/2007	MEAS/EXT INS	616	D MANZELLO
6/30/1999	M&L EXTERIOR	602	
2/2/1996	MEAS+INSPECTD	606	
8/25/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 9 - CONTEMPORARY, Sty Ht: 2 - 2, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 2 - CLAPBOARD, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir:

BATH FEATURES

Table with bath details: Full Bath: 3, Rating: AVERAGE, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: , Rating: , A HBth: , Rating: , OthrFix: 1, Rating: AVERAGE

COMMENTS

1994 GOOD QUALITY KTCHN .

RESIDENTIAL GRID

Grid table with columns: 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: 10, BRs: 4, Baths: 3, HB

OTHER FEATURES

Table with other features: Kits: 1, Rating: GOOD, A Kits: , Rating: , Frpl: 3, Rating: AVERAGE, WSFlue: 1, Rating: GOOD

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name:

GENERAL INFORMATION

Table with general info: Grade: B+ - GOOD (+), Year Blt: 1984, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdict: , Fact: , Const Mod: , Lump Sum Adj:

INTERIOR INFORMATION

Table with interior info: Avg Ht/FL: STD, Prim Int Wal: 1 - DRYWALL, Sec Int Wall: , Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors: 6 - CERAMIC T, 50%, Bsmnt Flr:

DEPRECIATION

Table with depreciation: Phys Cond: GD - Good, 14.%, Functional: , Economic: , Special: , Override: , Total: 14%

REMODELING

Table with remodeling items: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals: 1, 10, 4

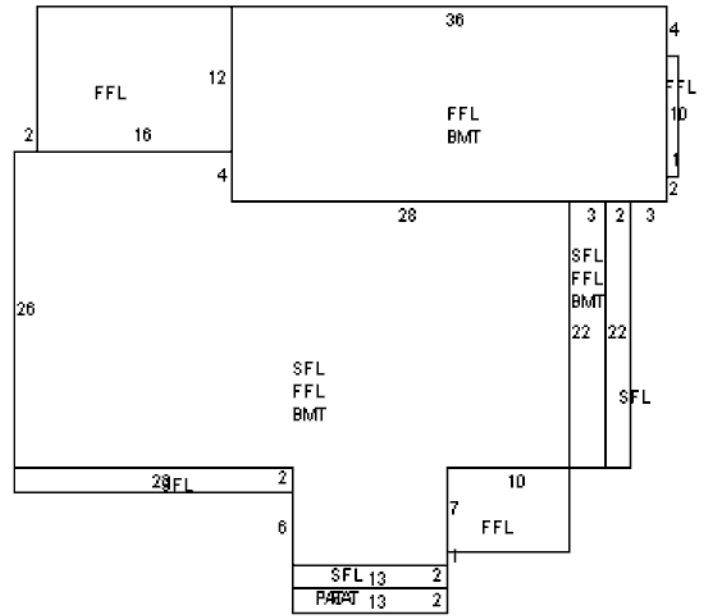
CALC SUMMARY

Summary table: Basic \$ / SQ: 94.00, Size Adj.: 0.92281103, Const Adj.: 1.02999997, Adj \$ / SQ: 89.347, Other Features: 71971, Grade Factor: 1.60, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 703637, Depreciation: 98509, Depreciated Total: 605128

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, 1033900.894, Juris. Factor, Val/Su Fin: 143.93, Special Features: 0, Val/Su Net: 113.02, Final Total: 605100, Val/Su SzAd: 174.28

SKETCH



SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 5,354, Total: 367,801, Size Ad: 3472, Gross Area: 5354, FinArea: 4204

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten, FFL 1ST FLOOR, BMT BASEMENT, SFL 2ND FLOOR, PAT PATIO

SPEC FEATURES/YARD ITEMS

Table with spec features: 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, 19 PATIO, D, Y, 1, 20x20, A, AV, 2000, 7.00, T, 30, 101, 2,000

PARCEL ID

132 14 0

IMAGE

AssessPro Patriot Properties, Inc



Summary row: More: N, Total Yard Items: 2,000, Total Special Features: , Total: 2,000