



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
90		DAVISON DR, LINCOLN
Unit #:		
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:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	624,300	100	3.000	715,400	1,339,800
Total Card 624,300 100 3.000 715,400 1,339,800					
Total Parcel 624,300 100 3.000 715,400 1,339,800					
Source: Market Adj Cost		Total Value per SQ unit /Card: 387.65		/Parcel: 387.65	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
	Insp Date
	10/27/15

**PREVIOUS OWNER**

Owner 1: PFUETZE GRETCHEN A -		
Owner 2: -		
Street 1: 90 DAVISON DR		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-2216	Type:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	592,900	100	3.	670,600	1,263,600	1,263,600	Year End Roll	10/15/2020
2020	101	FV	582,900	100	3.	694,600	1,277,600	1,277,600	Year End Roll	9/26/2019
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

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
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		370,000	No	No	

**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	Descrp	%	Item	Code	Descrp
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

**BUILDING PERMITS**

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	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	

**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	8.56	1.000	R4									684,800						684,800	
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

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:	715,370	Spl Credit	Total:	715,400
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**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	3	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	AVERAGE

**OTHER FEATURES**

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

**CONDO INFORMATION**

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

**GENERAL INFORMATION**

Grade:	A- - V GOOD-		
Year Blt:	1981	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic:		Fact.:	
Const Mod:			
Lump Sum Adj:			

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal	1 - DRYWALL		
Sec Int Wall:	%		
Partition:	E - EXTNSIVE		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	4 - CARPET 50%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

**DEPRECIATION**

Phys Cond:	GD - Good	15.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		15.2%

**CALC SUMMARY**

Basic \$ / SQ:	104.00
Size Adj.:	0.94665682
Const Adj.:	1.00999999
Adj \$ / SQ:	99.437
Other Features:	52710
Grade Factor:	1.70
Neighborhood Inf:	1.0000000
LUC Factor:	1.00
Adj Total:	736230
Depreciation:	111907
Depreciated Total:	624323

**COMMENTS****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												

**REMODELING**

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

**RES BREAKDOWN**

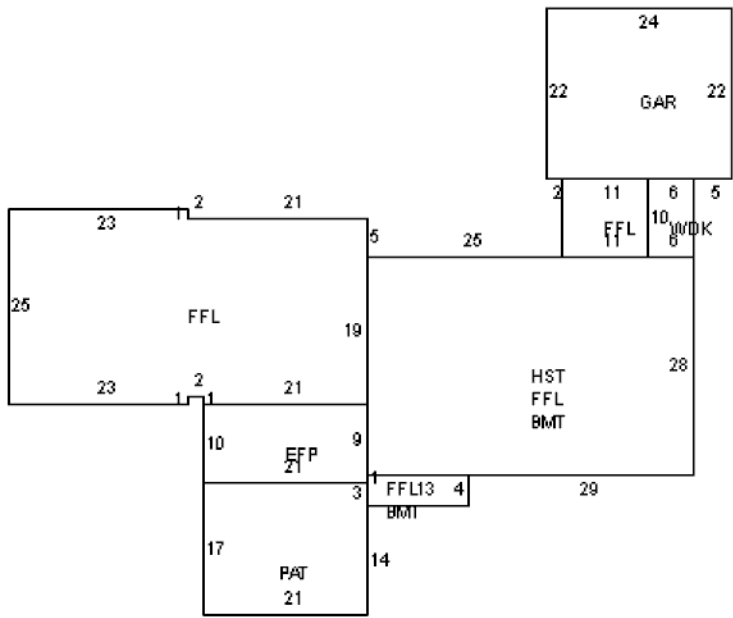
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

**FINAL TOTALS**

Final Total:	624300
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**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,463	99.440	244,913	
BMT	BASEMENT	1,228	37.160	45,638	
HST	HALF STORY	588	99.440	58,469	
GAR	GARAGE	528	36.000	19,008	
PAT	PATIO	357	7.000	2,499	
EFP	ENCL PORCH	210	36.000	7,560	
WDK	WOOD DECK	60	38.000	2,280	
Net Sketched Area:		5,434	Total:	380,367	
Size Ad	3051	Gross Area	6022	FinArea	3456

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	33	A	0

**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
95	SAUNA	D	Y	1		A	AV	1981	110.00	B	15.2	101			100			100

More:	N	Total Yard Items:	100	Total Special Features:		Total:	100
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**IMAGE****AssessPro Patriot Properties, Inc**