



PROPERTY LOCATION

No	Alt No	Direction/Street/City
92		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: N
Postal: 01773-2216 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.88 ACRES of land mainly classified as LAND

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
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
130	LAND		80000		SQUARE FE	PRIME SITE		0	8.56	1.000	R4									684,800						684,800	
130	LAND		1.043		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									31,290						31,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
130			2.880	716,100	716,100	
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: N/A						/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	130	FV		0	2.88	671,300	671,300	671,300	Year End Roll	10/15/2020
2020	130	FV		0	2.88	695,300	695,300	695,300	Year End Roll	9/26/2019
2019	130	FV		0	2.88	677,700	677,700	677,700	Create Final value 2019	6/4/2019
2018	130	FV		0	2.88	677,700	677,700	677,700	Year End Roll	9/28/2017
2017	130	FV		0	2.88	671,300	671,300	671,300	Year End Roll	9/29/2016
2016	130	FV		0	2.88	652,900	652,900	652,900	Year End Roll	1/14/2016
2015	130	FV		0	2.88	606,500	606,500	606,500	Year End	10/2/2014
2014	130	FV		0	2.88	567,300	567,300	567,300	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PFUETZE GRETCHEN	58274-448		1/12/2012	FAMILY		No	No			
THUROW LESTER,	28054-406		1/7/1998	DIVORCE/ESTA		1 Yes	No			
PINTO ROBERT W/	23749-308		10/8/1993		282,000	Yes	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
8/29/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA

