



PROPERTY LOCATION

No	Alt No	Direction/Street/City
62		DAVISON DR, LINCOLN
Unit #:		
Owner 1: DESAI TR SAMIR A		
Owner 2: DESAI TR NILIMA S		
Owner 3: 62 DAVISON DR REALTY TRUST		
Street 1: 209 BURLINGTON RD STE 217		
Street 2:		
Twn/City: BEDFORD		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01730	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	925,800	1,500	3.120	720,400	1,647,700
Total Card 925,800 1,500 3.120 720,400 1,647,700					
Total Parcel 925,800 1,500 3.120 720,400 1,647,700					
Source: Market Adj Cost		Total Value per SQ unit /Card: 289.83		/Parcel: 289.83	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	05/20/14
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PREVIOUS OWNER

Owner 1:	Desai - Samir A
Owner 2:	Desai - Nilima S
Street 1:	128 Wheeler Rd
Twn/City:	Burlington
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01803

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	876,300	1500	3.12	675,600	1,553,400	1,553,400	Year End Roll	10/15/2020
2020	101	FV	861,000	1500	3.12	699,600	1,562,100	1,562,100	Year End Roll	9/26/2019
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

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
Desai, Samir A	60815-422		12/26/2012	FAMILY		1 No	No	
ALICE P. DAVISO	14163-61		12/15/1980		71,000	No	No	

TAX DISTRICT

PAT ACCT.

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	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

BUILDING PERMITS

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

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	8.56	1.000	R4									684,800						684,800	
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

Total AC/HA:	3.11955	Total SF/SM:	135887.59	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	720,410	Spl Credit		Total:	720,400
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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:		

GENERAL INFORMATION

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

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:			
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:	Yes	Central Vac:	Yes
% Com Wal:	0	% Sprinkled:	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
2	SHED/FR	D	Y	1	10x14	A	AV	2000	15.00	T	30	101			1,500			1,500

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

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD	- Good	14.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			14.4%

CALC SUMMARY

Basic \$ / SQ:	104.00
Size Adj.:	0.87297601
Const Adj.:	1.01999998
Adj \$ / SQ:	92.605
Other Features:	72677
Grade Factor:	1.70
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1081552
Depreciation:	155743
Depreciated Total:	925808

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		RM:	13	BR:	4	Baths:	4	HB	1			

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

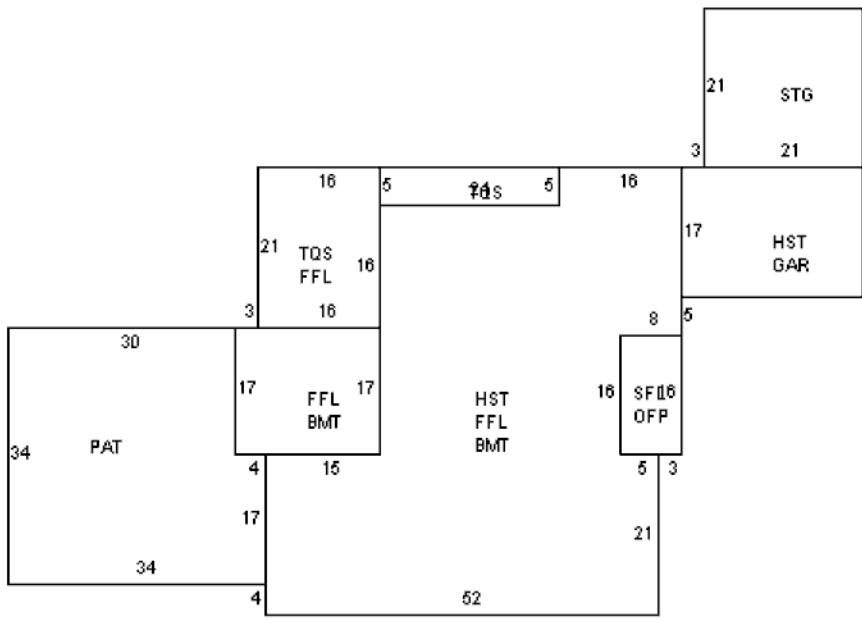
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val	1284113.426
Juris. Factor:	Before Depr:	157.43	
Special Features:	0	Val/Su Net:	96.13
Final Total:	925800	Val/Su SzAd:	189.75

PARCEL ID

133 48 0

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	3,023	92.610	279,946	
BMT	BASEMENT	2,687	30.100	80,870	
HST	HALF STORY	1,386	92.610	128,351	
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	92.610	31,671	
OFF	OPEN PORCH	128	15.000	1,920	
Net Sketched Area:		9,631	Total:	563,530	
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

