



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 70 | | DAVISON DR, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | SEVENTY PLUS LLC |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 9 RIVERCREST COURT |
| Street 2: | |
| Twn/City: | STUART |
| St/Prov: | FL Cntry Own Occ: Y |
| Postal: | 34996 Type: |

PREVIOUS OWNER

| | |
|-----------|-----------------------|
| Owner 1: | RAPPAPORT - JEROME L |
| Owner 2: | RAPPAPORT - PHYLLIS E |
| Street 1: | C/O JANNELLE CROFFI |
| Twn/City: | BOSTON |
| St/Prov: | MA Cntry |
| Postal: | 02109 |

NARRATIVE DESCRIPTION

This Parcel contains 3.81 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1980, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 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 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 | | 1.973 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R4 | | | | | | | | | 59,190 | | | | | | 59,200 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 101 | 908,900 | 9,700 | 3.810 | 744,000 | 1,662,600 | | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | | | | Land Unit Type: | |
| Total Value per SQ unit /Card: 309.06 | | | | | | /Parcel: 309.06 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2021 | 101 | FV | 867,600 | 9700 | 3.81 | 699,200 | 1,576,500 | 1,576,500 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 853,900 | 9700 | 3.81 | 723,200 | 1,586,800 | 1,586,800 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 871,300 | 9700 | 3.81 | 705,600 | 1,586,600 | 1,586,600 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 871,300 | 9700 | 3.81 | 705,600 | 1,586,600 | 1,586,600 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 819,200 | 9700 | 3.81 | 699,200 | 1,528,100 | 1,528,100 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 803,100 | 9700 | 3.81 | 680,800 | 1,493,600 | 1,493,600 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 783,300 | 9700 | 3.81 | 634,400 | 1,427,400 | 1,427,400 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 756,600 | 9700 | 3.81 | 595,200 | 1,361,500 | 1,361,500 | Year End Roll | 1/23/2014 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|------------------|-----------|------|------------|------------|------------|----|-----|-------|-----------------|-------|
| RAPPAPORT, JEROM | 70409-474 | | 12/20/2017 | CONVENIENC | 100 | No | No | | | |
| JEROME L. RAPPA | 17761-306 | | 1/7/1987 | FAMILY | | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|-----------|--------|----------|--------|-----|------------|----------|----------|--------------------|
| 9/24/2004 | 3772 | MANUAL | 86,590 | C | | | | rebuild lower roof |
| 1/6/1998 | 1329 | RENOVATI | 40,000 | C | 6/9/1998 | | | REMODEL BATHROOMS |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|------------|
| 8/23/2013 | MEAS/EXT INS | 25 | D ERSKINE |
| 6/30/2007 | MEAS/EXT INS | 616 | D MANZELLO |
| 6/9/1998 | MEAS+INSPCTD | 602 | |
| 2/2/1996 | MEAS+INSPCTD | 606 | |
| 7/19/1989 | INSPECTED | 601 | |

Sign: VERIFICATION OF VISIT NOT DATA

