



**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 84 |        | DAVISON DR, LINCOLN   |

**OWNERSHIP**

|           |                     |
|-----------|---------------------|
| Owner 1:  | FU XIAORAN          |
| Owner 2:  | CARR JOHN F         |
| Owner 3:  |                     |
| Street 1: | 84 DAVISON DRIVE    |
| Street 2: |                     |
| Twn/City: | LINCOLN             |
| St/Prov:  | MA Cntry Own Occ: Y |
| Postal:   | 01773 Type:         |

**PREVIOUS OWNER**

|           |                         |
|-----------|-------------------------|
| Owner 1:  | GINGRICH TR - BELINDA E |
| Owner 2:  | PECK TR - CHRISTOPHER S |
| Street 1: | 146 BEDFORD RD          |
| Twn/City: | LINCOLN                 |
| St/Prov:  | MA Cntry                |
| Postal:   | 01773                   |

**NARRATIVE DESCRIPTION**

This Parcel contains 2.39 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1981, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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 Infru | 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          | 9.25       | 1.000 | R4    |             |           |        |   |        |   |        |   | 740,000         |           |   |           |        |      | 740,000   |       |
| 101      | ONE FAM     |          | 0.553       |                    | ACRES     | EXCESS ACRE |           | 0          | 30,000.    | 1.000 | R4    |             |           |        |   |        |   |        |   | 16,590          |           |   |           |        |      | 16,600    |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code     | Building Value  | Yard Items                     | Land Size | Land Value | Total Value     |
|--------------|-----------------|--------------------------------|-----------|------------|-----------------|
| 101          | 1,198,200       | 3,800                          | 2.390     | 756,600    | 1,958,600       |
| Total Card   | 1,198,200       | 3,800                          | 2.390     | 756,600    | 1,958,600       |
| Total Parcel | 1,198,200       | 3,800                          | 2.390     | 756,600    | 1,958,600       |
| Source:      | Market Adj Cost | Total Value per SQ unit /Card: |           | 291.86     | /Parcel: 291.86 |

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

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes                   | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2022   | 101 | FV  | 1,026,800  | 5100      | 2.39      | 701,400    | 1,733,300   | 1,733,300     | Year End Roll           | 10/19/2021 |
| 2021   | 101 | FV  | 953,900    | 5100      | 2.39      | 656,600    | 1,615,600   | 1,615,600     | Year End Roll           | 10/15/2020 |
| 2020   | 101 | FV  | 939,400    | 5100      | 2.39      | 680,600    | 1,625,100   | 1,625,100     | Year End Roll           | 9/26/2019  |
| 2019   | 101 | FV  | 882,200    | 5100      | 2.39      | 663,000    | 1,550,300   | 1,550,300     | Create Final value 2019 | 6/4/2019   |
| 2018   | 101 | FV  | 882,200    | 5100      | 2.39      | 663,000    | 1,550,300   | 1,550,300     | Year End Roll           | 9/28/2017  |
| 2017   | 101 | FV  | 868,300    | 5100      | 2.39      | 656,600    | 1,530,000   | 1,530,000     | Year End Roll           | 9/29/2016  |
| 2016   | 101 | FV  | 844,400    | 5100      | 2.39      | 638,200    | 1,487,700   | 1,487,700     | Year End Roll           | 1/14/2016  |
| 2015   | 101 | FV  | 823,900    | 5100      | 2.39      | 591,800    | 1,420,800   | 1,420,800     | Year End                | 10/2/2014  |

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date       | Sale Code | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-----------------|-------|
| GINGRICH TR,BEL | 71201-583 |      | 6/22/2018  |           | 1,492,500  | No | No  |       |                 |       |
| Peck Tr,Lily Ho | 60912-277 |      | 1/7/2013   | FAMILY    | 10         | No | No  |       |                 |       |
| TAYLOR SUSAN H, | 51985-381 |      | 12/17/2008 |           | 1,420,000  | No | No  |       |                 |       |
| MOSS, ELIZABETH | 26798-441 |      | 11/1/1996  | CHD>SALE  | 675,000    | No | No  |       | SEC 14 ACC APPT |       |
| RODNEY E. MOSS  | 16099-96  |      | 4/11/1985  | FAMILY    |            | No | No  |       |                 |       |

**BUILDING PERMITS**

| Date       | Number    | Descp    | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment            |
|------------|-----------|----------|--------|-----|------------|----------|----------|--------------------|
| 8/20/2019  | R-19-0121 | SOLAR PA | 43,664 | C   |            |          |          | Installation of a  |
| 5/29/2019  | R-19-0067 | ROOF     | 26,000 | C   |            |          |          | Strip & re-roof 2  |
| 11/14/2006 | 3568      | ROOF     |        | C   |            |          |          | Strip & re-roof dw |
| 3/17/2004  | 2865      | RENOVATI | 60,000 | C   | 6/12/2004  |          |          | kitchen & windows  |
| 10/22/1998 | 1557      | WDK      | 35,000 | C   | 3/20/1999  |          |          |                    |
| 12/4/1997  | 1315      | APARTMEN | 44,000 | C   | 6/9/1998   |          |          | 6/9/98 100%        |
| 1/16/1997  | 1118-97   | RENOVATI | 60,000 | C   | 6/24/1997  |          |          |                    |

**ACTIVITY INFORMATION**

| Date      | Result       | By  | Name    |
|-----------|--------------|-----|---------|
| 7/19/2018 | MEAS/EXT INS | 622 | K Cuoco |
| 3/3/2009  | MEAS+INSPCTD | 100 |         |
| 6/12/2004 | MEAS+INSPCTD | 615 |         |
| 3/20/1999 | MEAS/EXT INS | 602 |         |
| 6/9/1998  | MEAS+INSPCTD | 602 |         |
| 6/24/1997 | MEAS+INSPCTD | 602 |         |
| 2/2/1996  | MEAS+INSPCTD | 606 |         |

Sign: VERIFICATION OF VISIT NOT DATA

