



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 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		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
101	1,043,900	7,300	3.810	799,200	1,850,400
Total Card	1,043,900	7,300	3.810	799,200	1,850,400
Total Parcel	1,043,900	7,300	3.810	799,200	1,850,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		343.97	/Parcel: 343.97

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

GIS Ref
GIS Ref
Insp Date
08/23/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	908,900	9700	3.81	744,000	1,662,600	1,662,600	Year End Roll	10/19/2021
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

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

**EXTERIOR INFORMATION**

Type:	9 - CONTEMPORARY
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

**GENERAL INFORMATION**

Grade:	A- - V GOOD-		
Year Blt:	1980	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:	3 - ELECTRIC		
Heat Type:	13 - RADIANT EL		
# Heat Sys:	1		
% Heated:	100 % AC: 100		
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

**DEPRECIATION**

**BATH FEATURES**

Full Bath:	5	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	GOOD
A HBth:		Rating:	
OthrFix:	1	Rating:	GOOD

**OTHER FEATURES**

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

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	VG - Very Good	10.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		10.5%

**CALC SUMMARY**

Basic \$ / SQ:	126.00
Size Adj.:	0.91242552
Const Adj.:	0.99959999
Adj \$ / SQ:	114.920
Other Features:	117633
Grade Factor:	1.70
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1166320
Depreciation:	122464
Depreciated Total:	1043857

**COMMENTS**

INCLUDES 47-3.051(.21AC)  
47-3.14.1(.08AC)5/28/93 BK.23244  
PG.115SURVEY PLAN 5-28-93 #333/LOT  
CHANGES .

**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:	11	BR:	5	Bath:	5	HB	1				

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	1998
Baths:	1998
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	11	5	
<b>Totals</b>			
1	11	5	

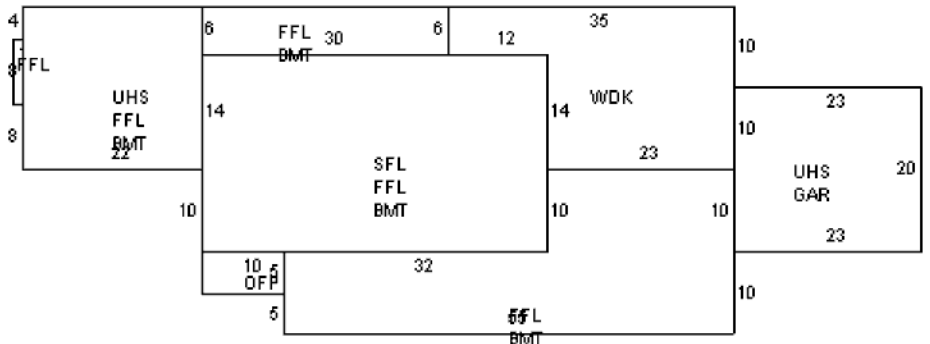
**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:      AvRate:      Ind.Val 1398316.424

Juris. Factor:		Before Depr:	195.36
Special Features:	0	Val/Su Net:	146.12
Final Total:	1043900	Val/Su SzAd:	282.59

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,416	114.920	277,646	
BMT	BASEMENT	2,408	48.840	117,609	
SFL	2ND FLOOR	1,008	114.920	115,839	
WDK	WOOD DECK	532	16.930	9,006	
GAR	GARAGE	460	36.000	16,560	
UHS	UNFIN HST	270	114.920	31,028	
OFF	OPEN PORCH	50	15.000	750	
<b>Net Sketched Area:</b>		7,144	<b>Total:</b>	568,438	
Size Ad	3694	Gross Area	7774	FinArea	5380

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	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
12	POOL I-G	D	Y	1	20X50	A	AV	1980	22.00	T	70	101			6,600			6,600
2	SHED/FR	D	Y	1	8X10	A	AV	1980	15.00	T	70	101			400			400
2	SHED/FR	D	Y	1	8X8	A	AV	1980	15.00	T	70	101			300			300

**PARCEL ID** 132 10 0

More: N	Total Yard Items:	7,300	Total Special Features:		Total:	7,300
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**IMAGE**

*AssessPro* Patriot Properties, Inc

