



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 74 | | DAVISON DR, LINCOLN |

OWNERSHIP

| | |
|-----------|--------------------------------|
| Owner 1: | SEWALL TR SUSAN M |
| Owner 2: | SEWALL TR STEVEN H |
| Owner 3: | SUSAN SEWALL&STEVEN SEWALL TRS |
| Street 1: | 74 DAVISON DR |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-2216 Type: |

PREVIOUS OWNER

| | |
|-----------|------------------|
| Owner 1: | SEWALL - SUSAN M |
| Owner 2: | - |
| Street 1: | 74 DAVISON DR |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-2216 |

NARRATIVE DESCRIPTION

This Parcel contains 3.43 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, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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 |

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 | | 1.163 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R4 | | | | | | | | | 34,890 | | | | | | 34,900 | |
| 101 | ONE FAM | | 0.43 | | ACRES | UNDEV | 0.2 | 0 | 30,000. | 0.200 | R4 | | | | | | | | | 2,580 | | | | | | 2,600 | Wetland |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|-------------------------|----------------|--------------------------------|-----------|------------|-----------------|
| 101 | 892,700 | 5,200 | 3.430 | 777,500 | 1,675,400 |
| Total Card | | 892,700 | 5,200 | 3.430 | 777,500 |
| Total Parcel | | 892,700 | 5,200 | 3.430 | 777,500 |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | | 496.27 | /Parcel: 496.27 |

| Legal Description | User Acct |
|-------------------|-----------|
| | |
| | |
| | |
| 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 | 767,800 | 3900 | 3.43 | 722,300 | 1,494,000 | 1,494,000 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 736,300 | 3900 | 3.43 | 677,500 | 1,417,700 | 1,417,700 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 725,500 | 3900 | 3.43 | 701,500 | 1,430,900 | 1,430,900 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 740,600 | 0 | 3.43 | 683,900 | 1,424,500 | 1,424,500 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 740,600 | 0 | 3.43 | 683,900 | 1,424,500 | 1,424,500 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 697,100 | 0 | 3.43 | 677,500 | 1,374,600 | 1,374,600 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 683,700 | 0 | 3.43 | 659,100 | 1,342,800 | 1,342,800 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 668,000 | 0 | 3.43 | 612,700 | 1,280,700 | 1,280,700 | Year End | 10/2/2014 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif |
|----------------|-----------|------|------------|-----------|------------|---|-----|-------|
| SEWALL,SUSAN M | 72494-43 | | 4/23/2019 | FAMILY | | 1 | No | No |
| STEVEN SEWALL | 22759-570 | | 12/23/1992 | FAMILY | | 1 | No | No |

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|-----------|--------|----------|--------|-----|------------|----------|----------|--------------------|
| 1/5/2015 | 5987 | WINDOWS | 12,659 | C | | | | Replace 7 windows |
| 6/24/2002 | 2519 | RENOVATI | 60,000 | C | 6/21/2003 | | | expand mud rm, new |
| 7/14/1997 | 1228 | ROOF | 12,000 | C | 3/25/1998 | | | 3/25/98 100% |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 7/19/2018 | MEAS/EXT INS | 622 | K Cuoco |
| 10/19/2009 | MEAS/EXT INS | 25 | D ERSKINE |
| 2/18/2004 | MEAS+INSPCTD | 600 | |
| 6/21/2003 | MEAS/EXT INS | 615 | |
| 11/15/2002 | M&L COMPLETE | 615 | |
| 3/25/1998 | MEAS+INSPCTD | 602 | |
| 2/10/1996 | ENTRY DENIED | 606 | |

Sign: VERIFICATION OF VISIT NOT DATA

