

PROPERTY LOCATION

No	Alt No	Direction/Street/City
76		DAVISON DR, LINCOLN

OWNERSHIP

Owner 1:	NEELY CAMERON M
Owner 2:	NEELY PAULINA
Owner 3:	
Street 1:	76 DAVISON DR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	NEELY CAMERON M -
Owner 2:	-
Street 1:	76 DAVISON DR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 3.702 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1998, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 2 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		
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 Influ	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		1.3151		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									39,453						39,500	
101	ONE FAM		0.55		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									3,300						3,300	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,723,400		3.702	782,800	2,506,200
Total Card 1,723,400 3.702 782,800 2,506,200					
Total Parcel 1,723,400 3.702 782,800 2,506,200					
Source: Market Adj Cost		Total Value per SQ unit /Card: 394.01		/Parcel: 394.01	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,470,500	0	3.702	727,600	2,198,100	2,198,100	Year End Roll	10/19/2021
2021	101	FV	1,378,600	0	3.702	682,800	2,061,400	2,061,400	Year End Roll	10/15/2020
2020	101	FV	1,357,300	0	3.702	706,800	2,064,100	2,064,100	Year End Roll	9/26/2019
2019	101	FV	1,394,000	0	3.702	689,200	2,083,200	2,083,200	Create Final value 2019	6/4/2019
2018	101	FV	1,394,000	0	3.702	689,200	2,083,200	2,083,200	Year End Roll	9/28/2017
2017	101	FV	1,303,700	0	3.702	682,800	1,986,500	1,986,500	Year End Roll	9/29/2016
2016	101	FV	1,293,900	0	3.702	664,400	1,958,300	1,958,300	Year End Roll	1/14/2016
2015	101	FV	1,243,200	0	3.702	618,000	1,861,200	1,861,200	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NEELY CAMERON M	57911-277		11/21/2011	FAMILY		No	No			
NEELY CAMERON M	33428-232		8/10/2001	CONVENIENC		1	No	No		
O'BRIEN JOHN J T	30962-523		12/15/1999		1,530,000	No	No			
	23244-112		5/28/1993	CONVENIENC		No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/11/1995	688-95	NEW HOME	300,000	C	3/27/1999			6/24/98 60% 3/27/9

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	MEAS/EXT INS	622	K Cuoco
9/15/2009	MEAS/EXT INS	25	D ERSKINE
11/15/2002	M&L EXTERIOR	615	
8/5/1999	MEAS+INSPCTD	600	
3/27/1999	MEAS+INSPCTD	602	
6/24/1998	MEAS+INSPCTD	600	
7/17/1997	MEAS/EXT INS	600	
2/9/1996	ENTRY DENIED	606	
9/6/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	47 3 8
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

