

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PACE CHRISTOPHER G
Owner 2:	PACE MEREDITH
Owner 3:	
Street 1:	80 DAVISON DR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2216 Type:

PREVIOUS OWNER

Owner 1:	Salem - Deeb N
Owner 2:	Salem - Patricia Alekna
Street 1:	80 Davison Dr
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-2216

NARRATIVE DESCRIPTION

This Parcel contains 2.26 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1984, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 10 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 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	9.25	1.000	R4									740,000						740,000	
101	ONE FAM		0.423		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									12,690						12,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	784,100	2,200	2.260	752,700	1,539,000
Total Card	784,100	2,200	2.260	752,700	1,539,000
Total Parcel	784,100	2,200	2.260	752,700	1,539,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		366.08	/Parcel: 366.08

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	658,900	2000	2.26	697,500	1,358,400	1,358,400	Year End Roll	10/19/2021
2021	101	FV	605,100	2000	2.26	652,700	1,259,800	1,259,800	Year End Roll	10/15/2020
2020	101	FV	594,000	2000	2.26	676,700	1,272,700	1,272,700	Year End Roll	9/26/2019
2019	101	FV	562,900	2000	2.26	659,100	1,224,000	1,224,000	Create Final value 2019	6/4/2019
2018	101	FV	562,900	2000	2.26	659,100	1,224,000	1,224,000	Year End Roll	9/28/2017
2017	101	FV	552,600	2000	2.26	652,700	1,207,300	1,207,300	Year End Roll	9/29/2016
2016	101	FV	536,700	2000	2.26	634,300	1,173,000	1,173,000	Year End Roll	1/14/2016
2015	101	FV	521,600	2000	2.26	587,900	1,111,500	1,111,500	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Salem,Deeb N	60769-27		12/18/2012		1,200,000	No	No			
ALICE P. DAVISO	15134-59		7/27/1983		85,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/22/2020	R-20-0011	RENO-ADD	185,500	O				Expand living room
10/4/2019	W-19-0002	WOOD STO	1,100	C				Install a small po
10/4/2019	R-19-0166	MANUAL	16,500	C				Foundation only fo
11/9/2017	6910	MANUAL	700	C				Install a fire pla
1/9/2017	6660	RENO-ADD	285,000	O				Extend kitchen, ad
2/7/1995	666-95	MANUAL	21,000	C	8/25/1995			KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
9/4/2020	Cnfmdbldgdpt	624	W Coelho
1/16/2019	PERMIT VISIT	622	K Cuoco
8/23/2013	MEAS/EXT INS	25	D ERSKINE
6/30/2007	MEAS/EXT INS	616	D MANZELLO
6/30/1999	M&L EXTERIOR	602	
2/2/1996	MEAS+INSPCTD	606	
8/25/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA

