

**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	11.4	1.000	R4									912,000						912,000	
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	Legal Description	User Acct
101	1,374,700	3,800	2.390	928,600	2,307,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 343.79						/Parcel: 343.79	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	1,198,200	3800	2.39	756,600	1,958,600	1,958,600	Year end	11/3/2022
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

**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



**USER DEFINED**

Prior Id # 1:	47 3 10
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:	

### EXTERIOR INFORMATION

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

### GENERAL INFORMATION

Grade:	B+	- GOOD (+)	
Year Blt:	1981	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:	4	- CARPET	10%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	1	- OIL	
Heat Type:	1	- FORCED H/A	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal:	0	% Sprinkled:	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	M	Y	1	576	A	AV	1981	22.00	T	70	101			3,800			3,800

More:	N	Total Yard Items:	3,800	Total Special Features:		Total:	3,800
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### BATH FEATURES

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

### OTHER FEATURES

Kits:	2	Rating:	EXCELLENT
A Kits:		Rating:	
Frpl:	3	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

### CONDO INFORMATION

Location:		
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:		
Name:		

### DEPRECIATION

Phys Cond:	GD	- Good	14.0%
Functional:			
Economic:			
Special:			
Override:			
<b>Total:</b>			<b>14.4%</b>

### CALC SUMMARY

Basic \$ / SQ:	150.00
Size Adj.:	0.87249899
Const Adj.:	1.01800001
Adj \$ / SQ:	133.231
Other Features:	162991
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1606002
Depreciation:	231264
Depreciated Total:	1374737

### COMMENTS

SEC 14 ACC APT.

### 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												
<b>Totals</b>		<b>RM</b> s:	9	<b>BR</b> s:	5	<b>Bath</b> s:	5	<b>HB</b>	1			

### REMODELING

Exterior:	
Interior:	1997
Additions:	
Kitchen:	
Baths:	1997
Plumbing:	
Electric:	
Heating:	
General:	

### RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
<b>Totals</b>			
1	9	5	

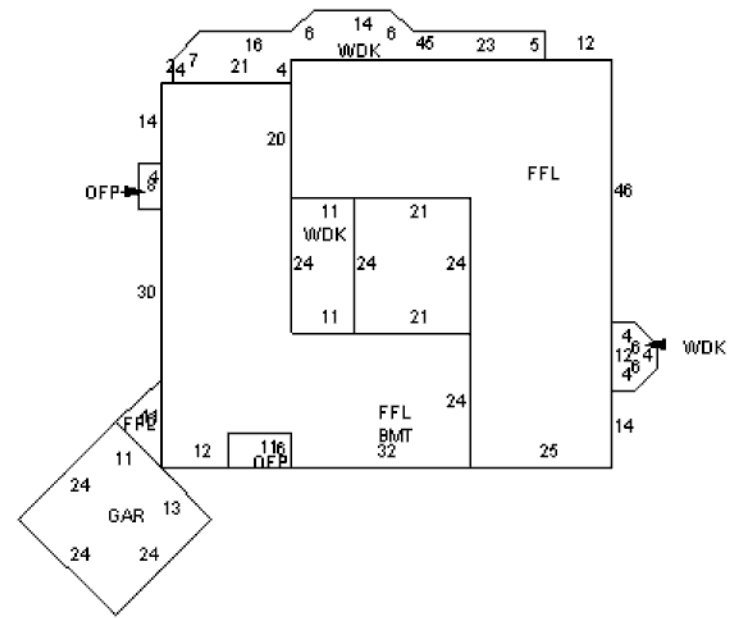
### COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val	1312109.719
Juris. Factor:		Before Depr:	213.17		
Special Features:	0	Val/Su Net:	158.78		
Final Total:	1374700	Val/Su SzAd:	280.67		

### PARCEL ID

### SKETCH



### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	4,898	133.230	652,563	
BMT	BASEMENT	2,266	67.450	152,837	
WDK	WOOD DECK	818	15.990	13,082	
GAR	GARAGE	578	36.000	20,808	
OPF	OPEN PORCH	98	15.000	1,470	
Net Sketched Area:		8,658	Total:	840,760	
Size Ad	4898	Gross Area	8658	FinArea	6711

### SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35 A		0
BMT	100	FLA	45 A		0

### IMAGE



AssessPro Patriot Properties, Inc