



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PFUETZE TR GRETCHEN A
Owner 2:	
Owner 3:	GRETCHEN A PFUETZE 2011 REV TR
Street 1:	90 DAVISON DR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773-2216 Type:

PREVIOUS OWNER

Owner 1:	PFUETZE GRETCHEN -
Owner 2:	-
Street 1:	90 DAVISON DR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2216

NARRATIVE DESCRIPTION

This Parcel contains 2.88 ACRES of land mainly classified as LAND

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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
130	LAND		80000		SQUARE FE	PRIME SITE		0	11.4	1.000	R4									912,000						912,000	
130	LAND		1.043		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									31,290						31,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
130			2.880	943,300	943,300		0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel: N/A	Land Unit Type:	
							Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	130	FV		0	2.88	771,300	771,300	771,300	Year end	11/3/2022
2022	130	FV		0	2.88	716,100	716,100	716,100	Year End Roll	10/19/2021
2021	130	FV		0	2.88	671,300	671,300	671,300	Year End Roll	10/15/2020
2020	130	FV		0	2.88	695,300	695,300	695,300	Year End Roll	9/26/2019
2019	130	FV		0	2.88	677,700	677,700	677,700	Create Final value 2019	6/4/2019
2018	130	FV		0	2.88	677,700	677,700	677,700	Year End Roll	9/28/2017
2017	130	FV		0	2.88	671,300	671,300	671,300	Year End Roll	9/29/2016
2016	130	FV		0	2.88	652,900	652,900	652,900	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PFUETZE GRETCHEN	58274-448		1/12/2012	FAMILY		No	No			
THUROW LESTER,	28054-406		1/7/1998	DIVORCE/ESTA		1 Yes	No			
PINTO ROBERT W/	23749-308		10/8/1993		282,000	Yes	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/29/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA

