



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	NICKSON PHILIP
Owner 2:	NICKSON KRISTEN
Owner 3:	
Street 1:	64 DAVISON DR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2216 Type:

PREVIOUS OWNER

Owner 1:	PONN TR - RICHARD D
Owner 2:	PONN TR - NANCY L
Street 1:	64 DAVISON DR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2216

NARRATIVE DESCRIPTION

This Parcel contains 3.55 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1981, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 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 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		1.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									34,890						34,900	
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	904,900		3.550	950,200	1,855,100
Total Card	904,900		3.550	950,200	1,855,100
Total Parcel	904,900		3.550	950,200	1,855,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		480.72	/Parcel: 480.72

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
07/19/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	833,300	0	3.55	778,200	1,611,500	1,611,500	Year end	11/3/2022
2022	101	FV	697,600	0	3.55	723,000	1,420,600	1,420,600	Year End Roll	10/19/2021
2021	101	FV	632,100	0	3.55	678,200	1,310,300	1,310,300	Year End Roll	10/15/2020
2020	101	FV	626,600	0	3.55	702,200	1,328,800	1,328,800	Year End Roll	9/26/2019
2019	101	FV	647,300	0	3.55	684,600	1,331,900	1,331,900	Create Final value 2019	6/4/2019
2018	101	FV	647,300	0	3.55	684,600	1,331,900	1,331,900	Year End Roll	9/28/2017
2017	101	FV	636,700	0	3.55	678,200	1,314,900	1,314,900	Year End Roll	9/29/2016
2016	101	FV	619,000	0	3.55	659,800	1,278,800	1,278,800	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
PONN TR,RICHARD	70756-338		3/20/2018		1,365,000	No	No	
PONN NANCY,	50252-313		10/22/2007	FAMILY		1	No	No
PONN RICHARD	22920-516		2/18/1993	FAMILY		No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/12/2023	R-23-0140	SOLAR PA	69,000	C				Install 52 solar p
3/20/2023	R-23-0062	INSULATI	12,400	C				Air sealing, door
2/1/2021	R-21-0017	BATH	28,850	C	6/3/2021			Remodel 2 full bat
2/6/2002	2430	RENOVATI	80,000	C	6/29/2002			kitchen & master b

ACTIVITY INFORMATION

Date	Result	By	Name
7/1/2021	QUESTIONNAIR	624	W Coelho
4/4/2019	SALES INSP	621	N Cramer
7/19/2018	MEAS/EXT INS	622	K Cuoco
9/15/2009	MEAS/EXT INS	25	D ERSKINE
6/29/2002	MEAS/EXT INS	613	
5/18/1999	M&L COMPLETE	602	
2/2/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

