



PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		DAVISON DR, LINCOLN
OWNERSHIP		
Unit #: _____		
Owner 1: RANSONE HALLIE		
Owner 2: _____		
Owner 3: _____		
Street 1: ONE AVERY STREET #11G		
Street 2: _____		
Twn/City: BOSTON		
St/Prov:	MA	Cntry: _____ Own Occ: N
Postal:	02114	Type: _____

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
130			3.365	921,200	921,200
Total Card			3.365	921,200	921,200
Total Parcel			3.365	921,200	921,200
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A		/Parcel: N/A	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Date	Time
09/13/23	19:55:10
Date	Time
08/31/23	11:47:21
blakeley	
1363	

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	3.43	749,600	749,600	749,600	Year end	11/3/2022
2022	130	FV		0	3.43	694,400	694,400	694,400	Year End Roll	10/19/2021
2021	130	FV		0	3.43	649,600	649,600	649,600	Year End Roll	10/15/2020
2020	130	FV		0	3.43	673,600	673,600	673,600	Year End Roll	9/26/2019
2019	130	FV		0	3.43	656,000	656,000	656,000	Create Final value 2019	6/4/2019
2018	130	FV		0	3.43	656,000	656,000	656,000	Year End Roll	9/28/2017
2017	130	FV		0	3.43	649,600	649,600	649,600	Year End Roll	9/29/2016
2016	130	FV		0	3.43	631,200	631,200	631,200	Year End Roll	1/14/2016

Parcel ID 146 2 0

PREVIOUS OWNER

Owner 1: SEVENTY PLUS LLC -
Owner 2: -
Street 1: 9 RIVERCREST COURT
Twn/City: STUART
St/Prov: FL
Postal: 34996

NARRATIVE DESCRIPTION

This Parcel contains 3.365 ACRES of land mainly classified as LAND

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SEVENTY PLUS LL	81858-215		8/4/2023	MULTI-PARCEL	2,180,000	No	No			
RAPPAPORT, JEROM	70409-477		12/20/2017	CONVENIENC	100	No	No			
O'BRIEN JOHN J T	22887-531		2/4/1993	CONVENIENC	200,000	Yes	No			

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

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

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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		1.52845		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									9,171					9,200	Wetland	

Total AC/HA: 3.36500	Total SF/SM: 146579.41	Parcel LUC: 130 LAND	Prime NB Desc RES CAT 4	Total: 921,171	SpI Credit	Total: 921,200
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