

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SEWALL TR SUSAN M
Owner 2:	SEWALL TR STEVEN H
Owner 3:	SUSAN SEWALL&STEVEN SEWALL TRS
Street 1:	74 DAVISON DR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2216 Type:

PREVIOUS OWNER

Owner 1:	SEWALL - SUSAN M
Owner 2:	-
Street 1:	74 DAVISON DR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2216

NARRATIVE DESCRIPTION

This Parcel contains 3.43 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1980, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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	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		0.43		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									2,580						2,600	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,020,100	5,200	3.430	949,500	1,974,800
Total Card	1,020,100	5,200	3.430	949,500	1,974,800
Total Parcel	1,020,100	5,200	3.430	949,500	1,974,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:		584.95	/Parcel: 584.95

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
2023	101	FV	892,700	5200	3.43	777,500	1,675,400	1,675,400	Year end	11/3/2022
2022	101	FV	767,800	3900	3.43	722,300	1,494,000	1,494,000	Year End Roll	10/19/2021
2021	101	FV	736,300	3900	3.43	677,500	1,417,700	1,417,700	Year End Roll	10/15/2020
2020	101	FV	725,500	3900	3.43	701,500	1,430,900	1,430,900	Year End Roll	9/26/2019
2019	101	FV	740,600	0	3.43	683,900	1,424,500	1,424,500	Create Final value 2019	6/4/2019
2018	101	FV	740,600	0	3.43	683,900	1,424,500	1,424,500	Year End Roll	9/28/2017
2017	101	FV	697,100	0	3.43	677,500	1,374,600	1,374,600	Year End Roll	9/29/2016
2016	101	FV	683,700	0	3.43	659,100	1,342,800	1,342,800	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
SEWALL,SUSAN M	72494-43		4/23/2019	FAMILY		1	No	No
STEVEN SEWALL	22759-570		12/23/1992	FAMILY		1	No	No

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/5/2015	5987	WINDOWS	12,659	C				Replace 7 windows
6/24/2002	2519	RENOVATI	60,000	C	6/21/2003			expand mud rm, new
7/14/1997	1228	ROOF	12,000	C	3/25/1998			3/25/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	MEAS/EXT INS	622	K Cuoco
10/19/2009	MEAS/EXT INS	25	D ERSKINE
2/18/2004	MEAS+INSPCTD	600	
6/21/2003	MEAS/EXT INS	615	
11/15/2002	M&L COMPLETE	615	
3/25/1998	MEAS+INSPCTD	602	
2/10/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA

