

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	NEELY CAMERON M
Owner 2:	NEELY PAULINA
Owner 3:	
Street 1:	76 DAVISON DR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	NEELY CAMERON M -
Owner 2:	-
Street 1:	76 DAVISON DR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 3.702 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1998, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 2 HalfBaths, 0 3/4 Baths, 13 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		
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		1.3151		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									39,453						39,500	
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	Legal Description	User Acct			
101	1,977,800		3.702	954,800	2,932,600	3593	0			
							GIS Ref			
							GIS Ref			
Total Card					1,977,800	3.702	954,800	2,932,600	Entered Lot Size	
Total Parcel					1,977,800	3.702	954,800	2,932,600	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card: 461.05			/Parcel: 461.05		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	1,723,400	0	3.702	782,800	2,506,200	2,506,200	Year end	11/3/2022
2022	101	FV	1,470,500	0	3.702	727,600	2,198,100	2,198,100	Year End Roll	10/19/2021
2021	101	FV	1,378,600	0	3.702	682,800	2,061,400	2,061,400	Year End Roll	10/15/2020
2020	101	FV	1,357,300	0	3.702	706,800	2,064,100	2,064,100	Year End Roll	9/26/2019
2019	101	FV	1,394,000	0	3.702	689,200	2,083,200	2,083,200	Create Final value 2019	6/4/2019
2018	101	FV	1,394,000	0	3.702	689,200	2,083,200	2,083,200	Year End Roll	9/28/2017
2017	101	FV	1,303,700	0	3.702	682,800	1,986,500	1,986,500	Year End Roll	9/29/2016
2016	101	FV	1,293,900	0	3.702	664,400	1,958,300	1,958,300	Year End Roll	1/14/2016

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NEELY CAMERON M	57911-277		11/21/2011	FAMILY		No	No			
NEELY CAMERON M	33428-232		8/10/2001	CONVENIENC		1	No	No		
O'BRIEN JOHN J T	30962-523		12/15/1999		1,530,000	No	No			
	23244-112		5/28/1993	CONVENIENC		No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/11/1995	688-95	NEW HOME	300,000	C	3/27/1999			6/24/98 60% 3/27/9

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/19/2018	MEAS/EXT INS	622	K Cuoco
9/15/2009	MEAS/EXT INS	25	D ERSKINE
11/15/2002	M&L EXTERIOR	615	
8/5/1999	MEAS+INSPCTD	600	
3/27/1999	MEAS+INSPCTD	602	
6/24/1998	MEAS+INSPCTD	600	
7/17/1997	MEAS/EXT INS	600	
2/9/1996	ENTRY DENIED	606	
9/6/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1:	47 3 8
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:	

**PRINT**

Date	Time
09/13/23	19:55:43

**LAST REV**

Date	Time
10/03/18	14:51:24
apro	
1366	

