



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FU XIAORAN
Owner 2:	CARR JOHN F
Owner 3:	
Street 1:	84 DAVISON DRIVE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	GINGRICH TR - BELINDA E
Owner 2:	PECK TR - CHRISTOPHER S
Street 1:	146 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2.39 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1981, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 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	8.	1.000	R4									640,000						640,000	
101	ONE FAM		0.553		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									16,590						16,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	953,900	5,100	2.390	656,600	1,615,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 240.75						/Parcel: 240.75	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	939,400	5100	2.39	680,600	1,625,100	1,625,100	Year End Roll	9/26/2019
2019	101	FV	882,200	5100	2.39	663,000	1,550,300	1,550,300	Create Final value 2019	6/4/2019
2018	101	FV	882,200	5100	2.39	663,000	1,550,300	1,550,300	Year End Roll	9/28/2017
2017	101	FV	868,300	5100	2.39	656,600	1,530,000	1,530,000	Year End Roll	9/29/2016
2016	101	FV	844,400	5100	2.39	638,200	1,487,700	1,487,700	Year End Roll	1/14/2016
2015	101	FV	823,900	5100	2.39	591,800	1,420,800	1,420,800	Year End	10/2/2014
2014	101	FV	769,300	5100	2.39	552,600	1,327,000	1,327,000	Year End Roll	1/23/2014
2013	101	FV	755,600	5100	2.35	535,400	1,296,100	1,296,100	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GINGRICH TR,BEL	71201-583		6/22/2018		1492500	No	No			
Peck Tr,Lily Ho	60912-277		1/7/2013	FAMILY	10	No	No			
TAYLOR SUSAN H,	51985-381		12/17/2008		1420000	No	No			
MOSS, ELIZABETH	26798-441		11/1/1996	CHD>SALE	675000	No	No		SEC 14 ACC APPT	
RODNEY E. MOSS	16099-96		4/11/1985	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/20/2019	R-19-0121	SOLAR PA	43,664	C				Installation of a
5/29/2019	R-19-0067	ROOF	26,000	C				Strip & re-roof 2
11/14/2006	3568	ROOF		C				Strip & re-roof dw
3/17/2004	2865	RENOVATI	60,000	C	6/12/2004			kitchen & windows
10/22/1998	1557	WDK	35,000	C	3/20/1999			
12/4/1997	1315	APARTMEN	44,000	C	6/9/1998			6/9/98 100%
1/16/1997	1118-97	RENOVATI	60,000	C	6/24/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	MEAS/EXT INS	622	K Cuoco
3/3/2009	MEAS+INSPCTD	100	
6/12/2004	MEAS+INSPCTD	615	
3/20/1999	MEAS/EXT INS	602	
6/9/1998	MEAS+INSPCTD	602	
6/24/1997	MEAS+INSPCTD	602	
2/2/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

