



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	PFUETZE TR GRETCHEN A
Owner 2:	
Owner 3:	GRETCHEN A PFUETZE 2011 REV TR
Street 1:	90 DAVISON DR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773-2216 Type:

**PREVIOUS OWNER**

Owner 1:	PFUETZE GRETCHEN -
Owner 2:	-
Street 1:	90 DAVISON DR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2216

**NARRATIVE DESCRIPTION**

This Parcel contains 2.88 ACRES of land mainly classified as LAND

**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
130	LAND		80000		SQUARE FE	PRIME SITE		0	8.	1.000	R4									640,000						640,000	
130	LAND		1.043		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									31,290						31,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
130			2.880	671,300	671,300		0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: N/A						/Parcel: N/A	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	130	FV		0	2.88	695,300	695,300	695,300	Year End Roll	9/26/2019
2019	130	FV		0	2.88	677,700	677,700	677,700	Create Final value 2019	6/4/2019
2018	130	FV		0	2.88	677,700	677,700	677,700	Year End Roll	9/28/2017
2017	130	FV		0	2.88	671,300	671,300	671,300	Year End Roll	9/29/2016
2016	130	FV		0	2.88	652,900	652,900	652,900	Year End Roll	1/14/2016
2015	130	FV		0	2.88	606,500	606,500	606,500	Year End	10/2/2014
2014	130	FV		0	2.88	567,300	567,300	567,300	Year End Roll	1/23/2014
2013	130	FV		0	2.88	551,300	551,300	551,300	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PFUETZE GRETCHEN	58274-448		1/12/2012	FAMILY		0 No	No			
THUROW LESTER,	28054-406		1/7/1998	DIVORCE/ESTA		1 Yes	No			
PINTO ROBERT W/	23749-308		10/8/1993		282000	Yes	No			

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/29/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA

