



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DESAI TR SAMIR A
Owner 2:	DESAI TR NILIMA S
Owner 3:	62 DAVISON DR REALTY TRUST
Street 1:	200 WHEELER RD
Street 2:	
Twn/City:	BURLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	01803 Type:

PREVIOUS OWNER

Owner 1:	Desai - Samir A
Owner 2:	Desai - Nilima S
Street 1:	128 Wheeler Rd
Twn/City:	Burlington
St/Prov:	MA Cntry
Postal:	01803

NARRATIVE DESCRIPTION

This Parcel contains 3.12 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1983, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 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	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 Influ	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		1.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									34,890						34,900	
101	ONE FAM		0.12		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									720						700	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	876,300	1,500	3.120	675,600	1,553,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 273.24						/Parcel: 273.24	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	861,000	1500	3.12	699,600	1,562,100	1,562,100	Year End Roll	9/26/2019
2019	101	FV	877,700	1500	3.12	682,000	1,561,200	1,561,200	Create Final value 2019	6/4/2019
2018	101	FV	877,700	1500	3.12	682,000	1,561,200	1,561,200	Year End Roll	9/28/2017
2017	101	FV	823,600	1500	3.12	675,600	1,500,700	1,500,700	Year End Roll	9/29/2016
2016	101	FV	806,600	1500	3.12	657,200	1,465,300	1,465,300	Year End Roll	1/14/2016
2015	101	FV	784,200	1500	3.12	610,800	1,396,500	1,396,500	Year End	10/2/2014
2014	101	FV	708,200	1500	3.12	571,600	1,281,300	1,281,300	Year End Roll	1/23/2014
2013	101	FV	693,300	1500	3.12	555,600	1,250,400	1,250,400	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Desai,Samir A	60815-422		12/26/2012	FAMILY		1	No	No		
ALICE P. DAVISO	14163-61		12/15/1980		71000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/19/2014	5650	MANUAL	1,500	C				sheet metal work t
1/28/2014	5637	RENOVATI	55,000	C	5/20/2014			new flooring in ki
4/26/2011	4702	RENOVATI	3,000	C	7/7/2011			add bath in fin ba
8/16/1994	547-94	RENO-ADD	60,000	C	8/25/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2014	MEAS/EXT INS	25	D ERSKINE
7/7/2011	MEAS/EXT INS	25	D ERSKINE
6/30/2007	MEAS/EXT INS	616	D MANZELLO
6/23/1999	M&L COMPLETE	602	
2/9/1996	MEAS+INSPCTD	606	
8/25/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	3.11955	Total SF/SM:	135887.59	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	675,610	Spl Credit		Total:	675,600
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EXTERIOR INFORMATION

Table with exterior details: Type: 9 - CONTEMPORARY, Sty Ht: 1H - 1H, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 26 - WOOD, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir:

BATH FEATURES

Table with bath features: Full Bath 4, Rating: AVERAGE, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: 1, Rating: AVERAGE, A HBth: , Rating: , OthrFix: 2, Rating: AVERAGE

COMMENTS

Empty comments box

OTHER FEATURES

Table with other features: Kits: 1, Rating: GOOD, A Kits: , Rating: , Frpl: , Rating: , WSFlue: , Rating:

GENERAL INFORMATION

Table with general info: Grade: A- - V GOOD-, Year Blt: 1983, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdict: , Fact: , Const Mod: , Lump Sum Adj:

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: , % Own: , Name:

RESIDENTIAL GRID

Table with residential grid details: 1st Res Grid Desc: Line 1, # Units 1, Level FY LR DR D K FR RR BR FB HB L O, Other, Upper, Lvl 2, Lvl 1, Lower, Totals RMs: 13 BRs: 4 Baths: 4 HB 1

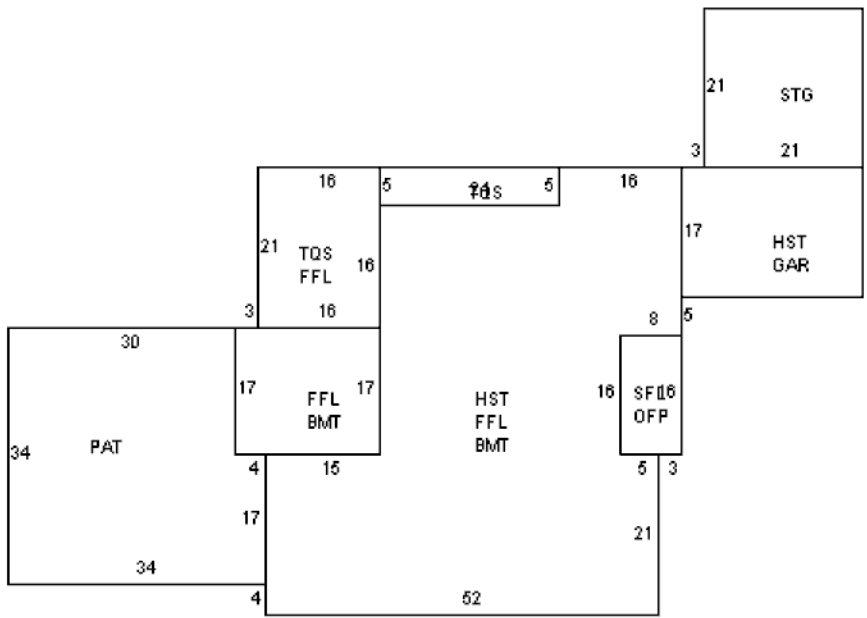
REMODELING

Table with remodeling details: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

RES BREAKDOWN

Table with res breakdown: No Unit RMS BRS FL, 1 13 4 1, Totals 1 13 4

SKETCH



INTERIOR INFORMATION

Table with interior details: Avg Ht/FL: STD, Prim Int Wal 1 - DRYWALL, Sec Int Wall: %, Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors: %, Bsmnt Flr: , Bsmnt Gar: , Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 1 - OIL, Heat Type: 1 - FORCED H/A, # Heat Sys: 1, % Heated: 100, % AC: 100, Solar HW: Yes, Central Vac: Yes, % Com Wal 0, % Sprinkled 0

DEPRECIATION

Table with depreciation: Phys Cond: GD - Good, 14.% Functional: , Economic: , Special: , Override: , Total: 14.4%

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 94.00, Size Adj.: 0.87297601, Const Adj.: 1.01999998, Adj \$ / SQ: 83.701, Other Features: 72677, Grade Factor: 1.75, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 1023727, Depreciation: 147417, Depreciated Total: 876310

COMPARABLE SALES

Table with comparable sales: Rate Parcel ID Typ Date Sale Price, WtAv\$/SQ: , AvRate: , Ind.Val 1284113.426, Juris. Factor: , Val/Su Fin: 154.14, Special Features: 0, Val/Su Net: 90.99, Final Total: 876300, Val/Su SzAd: 179.61

SUB AREA

Table with sub area details: Code Description Area - SQ Rate - AV Undepr Value, FFL 1ST FLOOR 3,023 83.700 253,028, BMT BASEMENT 2,687 27.200 73,094, HST HALF STORY 1,386 83.700 116,009, PAT PATIO 1,088 7.000 7,616, STG STORAGE 441 15.000 6,615, GAR GARAGE 408 36.000 14,688, TQS 3/4 STORY 342 83.700 28,626, OFF OPEN PORCH 128 15.000 1,920, Net Sketched Area: 9,631 Total: 512,310, Size Ad 4879 Gross Area 11131 FinArea 5685

SUB AREA DETAIL

Table with sub area detail: Sub Area % Usbl Descrip % Type Qu # Ten, BMT 100 RRM 30 0

SPEC FEATURES/YARD ITEMS

Table with spec features/yard items: Code Description A Y/S Qty Size/Dim Qual Con Year Unit Price D/S Dep LUC Fact NB Fa Appr Value JCod JFact Juris. Value, 2 SHED/FR D Y 1 10x14 A AV 2000 15.00 T 30 101 1,500

PARCEL ID

133 48 0

IMAGE

AssessPro Patriot Properties, Inc



Summary row: More: N Total Yard Items: 1,500 Total Special Features: Total: 1,500