



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	NICKSON PHILIP
Owner 2:	NICKSON KRISTEN
Owner 3:	
Street 1:	64 DAVISON DR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2216 Type:

PREVIOUS OWNER

Owner 1:	PONN TR - RICHARD D
Owner 2:	PONN TR - NANCY L
Street 1:	64 DAVISON DR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2216

NARRATIVE DESCRIPTION

This Parcel contains 3.55 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1981, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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	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		0.55		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	632,100		3.550	678,200	1,310,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 339.54						/Parcel: 339.54	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	626,600	0	3.55	702,200	1,328,800	1,328,800	Year End Roll	9/26/2019
2019	101	FV	647,300	0	3.55	684,600	1,331,900	1,331,900	Create Final value 2019	6/4/2019
2018	101	FV	647,300	0	3.55	684,600	1,331,900	1,331,900	Year End Roll	9/28/2017
2017	101	FV	636,700	0	3.55	678,200	1,314,900	1,314,900	Year End Roll	9/29/2016
2016	101	FV	619,000	0	3.55	659,800	1,278,800	1,278,800	Year End Roll	1/14/2016
2015	101	FV	603,400	0	3.55	613,400	1,216,800	1,216,800	Year End	10/2/2014
2014	101	FV	561,800	0	3.55	574,200	1,136,000	1,136,000	Year End Roll	1/23/2014
2013	101	FV	551,400	0	3.55	558,200	1,109,600	1,109,600	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PONN TR,RICHARD	70756-338		3/20/2018		1365000	No	No			
PONN NANCY,	50252-313		10/22/2007	FAMILY		1	No	No		
PONN RICHARD	22920-516		2/18/1993	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/6/2002	2430	RENOVATI	80,000	C	6/29/2002			kitchen & master b

ACTIVITY INFORMATION

Date	Result	By	Name
4/4/2019	SALES INSP	621	N Cramer
7/19/2018	MEAS/EXT INS	622	K Cuoco
9/15/2009	MEAS/EXT INS	25	D ERSKINE
6/29/2002	MEAS/EXT INS	613	
5/18/1999	M&L COMPLETE	602	
2/2/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

Total AC/HA:	3.54955	Total SF/SM:	154618.41	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	678,190	Spl Credit		Total:	678,200
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