



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	SEWALL TR SUSAN M
Owner 2:	SEWALL TR STEVEN H
Owner 3:	SUSAN SEWALL&STEVEN SEWALL TRS
Street 1:	74 DAVISON DR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2216 Type:

**PREVIOUS OWNER**

Owner 1:	SEWALL - SUSAN M
Owner 2:	-
Street 1:	74 DAVISON DR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2216

**NARRATIVE DESCRIPTION**

This Parcel contains 3.43 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1980, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descrp	%	Item	Code	Descrp
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		0.43		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									2,580						2,600	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	736,300	3,900	3.430	677,500	1,417,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 419.93						/Parcel: 419.93	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	725,500	3900	3.43	701,500	1,430,900	1,430,900	Year End Roll	9/26/2019
2019	101	FV	740,600	0	3.43	683,900	1,424,500	1,424,500	Create Final value 2019	6/4/2019
2018	101	FV	740,600	0	3.43	683,900	1,424,500	1,424,500	Year End Roll	9/28/2017
2017	101	FV	697,100	0	3.43	677,500	1,374,600	1,374,600	Year End Roll	9/29/2016
2016	101	FV	683,700	0	3.43	659,100	1,342,800	1,342,800	Year End Roll	1/14/2016
2015	101	FV	668,000	0	3.43	612,700	1,280,700	1,280,700	Year End	10/2/2014
2014	101	FV	626,000	0	3.43	573,500	1,199,500	1,199,500	Year End Roll	1/23/2014
2013	101	FV	615,500	0	3.43	557,500	1,173,000	1,173,000	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SEWALL,SUSAN M	72494-43		4/23/2019	FAMILY		1	No	No		
STEVEN SEWALL	22759-570		12/23/1992	FAMILY		1	No	No		

**BUILDING PERMITS**

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
1/5/2015	5987	WINDOWS	12,659	C				Replace 7 windows
6/24/2002	2519	RENOVATI	60,000	C	6/21/2003			expand mud rm, new
7/14/1997	1228	ROOF	12,000	C	3/25/1998			3/25/98 100%

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/19/2018	MEAS/EXT INS	622	K Cuoco
10/19/2009	MEAS/EXT INS	25	D ERSKINE
2/18/2004	MEAS+INSPCTD	600	
6/21/2003	MEAS/EXT INS	615	
11/15/2002	M&L COMPLETE	615	
3/25/1998	MEAS+INSPCTD	602	
2/10/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA

