

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		BOYCE FARM RD, LINCOLN

OWNERSHIP

Owner 1:	LACKNER GRAYBIEL JAMES R
Owner 2:	LACKNER GRAYBIEL ANN M
Owner 3:	
Street 1:	32 BOYCE FARM RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4813 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 1.85 ACRES of land mainly classified as ONE FAM with a(n) SPLIT LEVEL Building Built about 1965, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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
				t		
				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	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.013		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									390						400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	377,900	15,800	1.850	542,800	936,500		0
							GIS Ref
							GIS Ref
							Insp Date
							05/18/17
Total Card	377,900	15,800	1.850	542,800	936,500	Entered Lot Size	
Total Parcel	377,900	15,800	1.850	542,800	936,500	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 413.65		/Parcel: 413.65			Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	377,900	15800	1.85	542,800	936,500	936,500	Year End Roll	9/28/2017
2017	101	FV	374,600	15800	1.85	512,400	902,800	902,800	Year End Roll	9/29/2016
2016	101	FV	362,600	15800	1.85	497,200	875,600	875,600	Year End Roll	1/14/2016
2015	101	FV	359,300	15800	1.85	460,400	835,500	835,500	Year End	10/2/2014
2014	101	FV	346,200	15800	1.85	412,400	774,400	774,400	Year End Roll	1/23/2014
2013	101	FV	339,600	15800	1.85	400,400	755,800	755,800	Year End Roll	10/25/2012
2012	101	FV	353,100	15800	1.85	440,400	809,300	809,300	Year End	1/26/2012
2011	101	FV	363,500	15800	1.85	447,600	826,900	826,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MCCAUSLAND GORD	854-155		9/30/1974		82000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2017	MEAS/EXT INS	4	JG
6/24/2008	MEAS/EXT INS	25	D ERSKINE
11/10/2001	M&L EXTERIOR	613	M COLE
10/27/1995	MEAS/EXT INS	607	D KEARLY
4/28/1994	FIELDREV CHG	600	PA
1/1/1988	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	21 - SPLIT LEVEL
Sty Ht:	1 - 1
(Liv) Units:	1 - Total: 1
Foundation:	2 - CONC BLOCK
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	8 - BRICK VEN 25%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

BATH FEATURES

Full Bath:	3	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	AVERAGE

COMMENTS

POOL IN EFP.

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

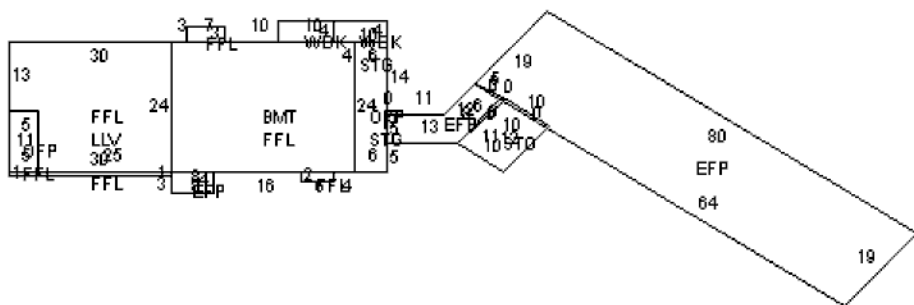
CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

RESIDENTIAL GRID

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: 9		BRs: 4		Baths: 3		HB						

SKETCH



REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	1
Totals			
1	9	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:	1 - DRYWALL 50%		
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:	10 - PROPANE		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

Phys Cond:	GD - Good	19.%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		19.8%

CALC SUMMARY

Basic \$ / SQ:	75.00
Size Adj.:	1.12523448
Const Adj.:	1.02242255
Adj \$ / SQ:	86.285
Other Features:	48000
Grade Factor:	1.37
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	471258
Depreciation:	93309
Depreciated Total:	377949

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:			AvRate:	Ind.Val: 893501.8072
			Juris. Factor:	Val/Su Fin: 166.92
			Special Features: 0	Val/Su Net: 71.45
			Final Total: 377900	Val/Su SzAd: 236.34

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
EFP	ENCL PORCH	1,628	36.000	58,608	
FFL	1ST FLOOR	1,599	86.280	137,970	
BMT	BASEMENT	816	21.570	17,602	
LLV	LOWR LEVEL	665	107.860	71,724	
STG	STORAGE	302	15.000	4,530	
OPF	OPEN PORCH	199	15.000	2,985	
WDK	WOOD DECK	80	32.060	2,565	
Net Sketched Area:		5,289	Total:	295,984	
Size Ad	1599	Gross Area	5289	FinArea	2264

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	100	A	0

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
27	TENNIS C	D	Y	1	100x55	A	AV	1965	4.09	T	70	101			6,800			6,800
10	POOL I-C	D	Y	1	910	A	AV	1984	19.52	T	60	101			7,100			7,100
19	PATIO	D	Y	1	16X24	A	AV	1983	7.00	T	60	101			1,100			1,100
19	PATIO	D	Y	1	15X20	A	AV	1983	7.00	T	60	101			800			800
More:	N			Total Yard Items:	15,800	Total Special Features:			Total:	15,800								

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID 178 11 0