



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LENINGTON CAROLYN J
Owner 2:	
Owner 3:	
Street 1:	31 BOYCE FARM RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4812 Type:

PREVIOUS OWNER

Owner 1:	LENINGTON ROBERT L TR -
Owner 2:	LENINGTON CAROLYN J TR -
Street 1:	31 BOYCE FARM RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4812

NARRATIVE DESCRIPTION

This Parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1964, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.003		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									90						100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	306,700	6,100	1.840	542,500	855,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 336.10						/Parcel: 336.10	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	306,700	6100	1.84	542,500	855,300	855,300	Year End Roll	9/28/2017
2017	101	FV	298,800	6100	1.84	512,100	817,000	817,000	Year End Roll	9/29/2016
2016	101	FV	293,500	6100	1.84	496,900	796,500	796,500	Year End Roll	1/14/2016
2015	101	FV	290,800	6100	1.84	460,100	757,000	757,000	Year End	10/2/2014
2014	101	FV	272,300	6100	1.84	412,100	690,500	690,500	Year End Roll	1/23/2014
2013	101	FV	267,000	6100	1.84	400,100	673,200	673,200	Year End Roll	10/25/2012
2012	101	FV	272,300	6100	1.84	440,100	718,500	718,500	Year End	1/26/2012
2011	101	FV	277,600	6100	1.84	447,300	731,000	731,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LENINGTON ROBER	1395-32		1/10/2011	FAMILY		100	No	No		
LENINGTON ROBER	1068-121		4/18/1990	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
9/28/2009	4283	WDK	10,000	C	7/21/2010			construct open por

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2010	MEAS/EXT INS	25	D ERSKINE
6/24/2008	MEAS+INSPCTD	25	D ERSKINE
11/10/2001	M&L COMPLETE	613	M COLE
10/27/1995	MEAS+INSPCTD	607	D KEARLY
1/2/1991	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

