

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KERREBROCK JACK L
Owner 2:	KERREBROCK ROSEMARY REDMOND
Owner 3:	
Street 1:	29 BOYCE FARM RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4812 Type:

PREVIOUS OWNER

Owner 1:	REDMOND ROSEMARY KEOUGH -
Owner 2:	-
Street 1:	29 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) RANCH Building Built about 1962, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 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	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	423,800		1.840	542,500	966,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 248.15						/Parcel: 248.15	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	423,800	0	1.84	542,500	966,300	966,300	Year End Roll	9/28/2017
2017	101	FV	419,600	0	1.84	512,100	931,700	931,700	Year End Roll	9/29/2016
2016	101	FV	415,500	0	1.84	496,900	912,400	912,400	Year End Roll	1/14/2016
2015	101	FV	407,100	0	1.84	460,100	867,200	867,200	Year End	10/2/2014
2014	101	FV	390,500	0	1.84	412,100	802,600	802,600	Year End Roll	1/23/2014
2013	101	FV	382,200	0	1.84	400,100	782,300	782,300	Year End Roll	10/25/2012
2012	101	FV	382,200	0	1.84	440,100	822,300	822,300	Year End	1/26/2012
2011	101	FV	394,700	0	1.84	447,300	842,000	842,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
REDMOND ROSEMAR	1352-19		4/7/2008	FAMILY		0	No	No		
LIGHTBODY JOHN	863-75		6/26/1975		85000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/17/2008	3920	RENO-ADD	260,000	C	4/29/2009			remove gar/deck;ad

ACTIVITY INFORMATION

Date	Result	By	Name
4/29/2009	PERMIT VISIT	25	D ERSKINE
6/26/2008	MEAS/EXT INS	100	B MORGAN
11/10/2001	M&L EXTERIOR	613	M COLE
10/27/1995	MEAS/EXT INS	607	D KEARLY
12/1/1986	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

