



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FALLON ROBERT MARK
Owner 2:	MONAGHAN JENNIFER
Owner 3:	
Street 1:	23 BOYCE FARM RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4812 Type:

PREVIOUS OWNER

Owner 1:	MUTSCHLER LOUIS H -
Owner 2:	MUTSCHLER PHYLLIS -
Street 1:	23 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) CONVENT'NL Building Built about 1962, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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	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	351,500	10,900	1.840	542,500	904,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 302.04						/Parcel: 278.33	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	414,200	11600	1.84	542,500	968,300	968,300	Year End Roll	9/28/2017
2017	101	FV	394,900	13300	1.84	512,100	920,300	920,300	Year End Roll	9/29/2016
2016	101	FV	388,300	13300	1.84	496,900	898,500	898,500	Year End Roll	1/14/2016
2015	101	FV	375,300	13300	1.84	460,100	848,700	848,700	Year End	10/2/2014
2014	101	FV	370,900	13300	1.84	412,100	796,300	796,300	Year End Roll	1/23/2014
2013	101	FV	362,200	13300	1.84	400,100	775,600	775,600	Year End Roll	10/25/2012
2012	101	FV	362,200	13300	1.84	440,100	815,600	815,600	Year End	1/26/2012
2011	101	FV	374,200	13300	1.84	447,300	834,800	834,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MUTSCHLER LOUIS	1393-107		12/8/2010		883000	No	No			Death cert recorded bk820 pg113 cer
HARRIS ROGER	820-113		6/23/1972		76500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/30/2018	7086	ROOF	27,000	O				Strip & re-roof dw
12/28/2016	6654	APARTMEN	171,000	O	12/18/2017			Convert existing p
10/2/1998	1543	POOL	55,000	C	2/27/1999			also enclosure

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2017	MEAS/EXT INS	4	JG
6/24/2008	MEAS+INSPCTD	25	D ERSKINE
11/10/2001	M&L EXTERIOR	613	M COLE
2/27/1999	MEAS/EXT INS	602	D TUCKER
12/15/1995	MEAS+INSPCTD	606	J SMITH
12/7/1990	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	22	-	CONVENT NL
Sty Ht:	2	-	2
(Liv) Units:	1	Total:	1
Foundation:	1	-	CONCRETE
Frame:	1	-	WOOD
Prime Wall:	2	-	CLAPBOARD
Sec Wall:			
Roof Struct:	1	-	GABLE
Roof Cover:	1	-	ASPHALT
Color:			
View / Desir:			

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frp1:	2	Rating:	AVERAGE
WSFlue:		Rating:	

COMMENTS

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: 8	BRs: 4	Baths: 2	HB 1

GENERAL INFORMATION

Grade:	B-	-	GOOD (-)
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

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

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	
Bsmnt Flr:	
Bsmnt Gar:	

DEPRECIATION

Phys Cond:	GD - Good	20.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		20.8%

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	2
Totals			
1	8	4	

CALC SUMMARY

Basic \$ / SQ:	89.00
Size Adj.:	0.95026702
Const Adj.:	1.01999998
Adj \$ / SQ:	86.265
Other Features:	50049
Grade Factor:	1.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	443830
Depreciation:	92317
Depreciated Total:	351513

COMPARABLE SALES

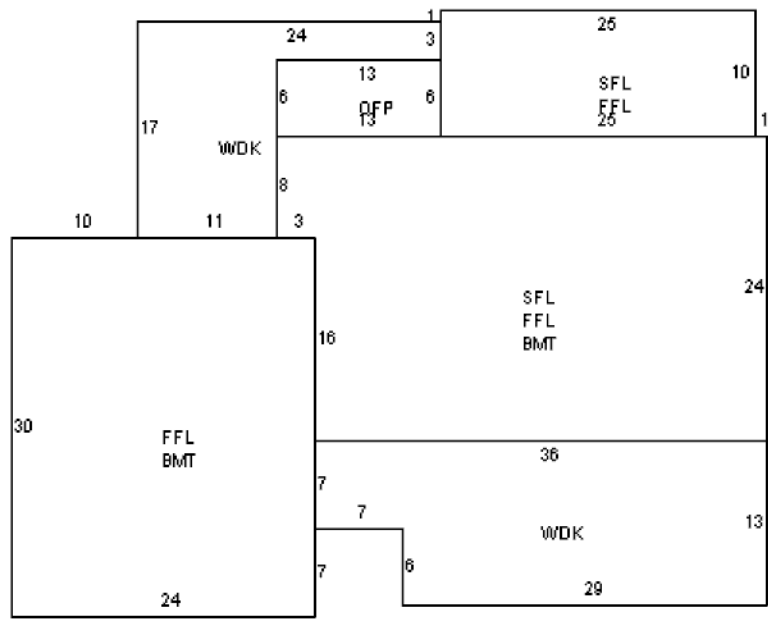
Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	0.00000
Juris. Factor:		Val/Su Fin:	117.32	
Special Features:	0	Val/Su Net:	65.90	
Final Total:	351500	Val/Su SzAd	117.32	

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
2	SHED/FR	D	Y	1	16X4	F	AV	1962	13.50	T	70	101			300			300
4	GARAGE/L	D	Y	1	529	A	AV	1990	28.00	T	28.5	101			10,600			10,600

More: N	Total Yard Items:	11,600	Total Special Features:		Total:	11,600
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SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,858	86.270	160,281	
BMT	BASEMENT	1,608	21.570	34,679	
SFL	2ND FLOOR	1,138	86.270	98,170	
WDK	WOOD DECK	652	16.440	10,716	
OFP	OPEN PORCH	78	15.000	1,170	
Net Sketched Area:		5,334	Total:	305,016	
Size Ad	2996	Gross Area	5334	FinArea	2996

SUB AREA DETAIL

Sub Area	% Usbl	Descrp	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

