



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	OLSON TR SETHA MARGARET
Owner 2:	
Owner 3:	SETHA MARGARET OLSON 2013 FAMI
Street 1:	17 BOYCE FARM RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	OLSON - SETHA MARGARET
Owner 2:	ROSENBAUM - RICHARD L
Street 1:	17 BOYCE FARM RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 1.837 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2012, Having Primarily WOOD Exterior and MEMBRANE Roof Cover, with 0 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 2 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 Infru	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	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	612,400		1.837	542,400	1,154,800		0
							GIS Ref
							GIS Ref
Total Card	612,400		1.837	542,400	1,154,800	Entered Lot Size	
Total Parcel	612,400		1.837	542,400	1,154,800	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		424.72	/Parcel:	424.72	Insp Date
						Land Unit Type:	06/07/12

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	612,400	0	1.837	542,400	1,154,800	1,154,800	Year End Roll	9/28/2017
2017	101	FV	603,200	0	1.837	512,000	1,115,200	1,115,200	Year End Roll	9/29/2016
2016	101	FV	586,800	0	1.837	496,800	1,083,600	1,083,600	Year End Roll	1/14/2016
2015	101	FV	573,200	0	1.837	460,000	1,033,200	1,033,200	Year End	10/2/2014
2014	101	FV	536,800	0	1.837	412,000	948,800	948,800	Year End Roll	1/23/2014
2013	101	FV	527,700	0	1.837	400,000	927,700	927,700	Year End Roll	10/25/2012
2012	130	FV		0	1.837	440,000	440,000	440,000	Year End	1/26/2012
2011	101	FV	278,500	0	1.837	447,200	725,700	725,700	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
OLSON,SETHA MAR	1447-103		1/10/2014	FAMILY	100	No	No			
BOOTH RICHARD H	1191-195		7/29/1998		510500	No	No			
EMMONS, JUDITH	1127-73		5/31/1994		415000	No	No			
LEWIS MARION S.	1013-13		5/15/1986		420000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/25/2011	4832	NEW HOME	1,095,402	C	4/12/2012			constuct single fa
3/10/2011	4658	RENO-ADD	70,000	C	7/6/2011			demo existing stru
2/7/1995	668-95	RENOVATI	20,000	C	8/24/1995			

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/7/2012	MEAS+INSPCTD	25	D ERSKINE
7/6/2011	MEAS/EXT INS	25	D ERSKINE
6/23/2008	MEAS/EXT INS	25	D ERSKINE
11/10/2001	M&L COMPLETE	613	M COLE
12/15/1995	MEAS/EXT INS	606	J SMITH
8/24/1995	PERMIT VISIT	606	J SMITH
1/6/1994	INSPECTED	600	PA
12/14/1992	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.83655	Total SF/SM:	80000.12	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	542,400	SpI Credit		Total:	542,400
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**EXTERIOR INFORMATION**

Type:	9 - CONTEMPORARY
Sty Ht:	2 - 2
(Liv) Units:	Total: 0
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	26 - WOOD
Sec Wall:	%
Roof Struct:	4 - FLAT
Roof Cover:	11 - MEMBRANE
Color:	
View / Desir:	

**GENERAL INFORMATION**

Grade:	B+ - GOOD (+)		
Year Blt:	2012	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

**INTERIOR INFORMATION**

Avg Ht/FL:			
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	%		
Bsmnt Flr:	12 - CONCRETE		
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:			
Heat Fuel:	3 - ELECTRIC		
Heat Type:	16 - GEOTHERMAL		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:		% Sprinkled:	

**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

**BATH FEATURES**

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

**OTHER FEATURES**

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

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**DEPRECIATION**

Phys Cond:	AV - Average	0.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		0%

**CALC SUMMARY**

Basic \$ / SQ:	91.00
Size Adj.:	0.97066939
Const Adj.:	0.94962001
Adj \$ / SQ:	83.881
Other Features:	88202
Grade Factor:	1.53
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	612431
Depreciation:	0
Depreciated Total:	612431

**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	RM:	7	BR:	2
	Bath:	4	HB:	

**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

**COMPARABLE SALES**

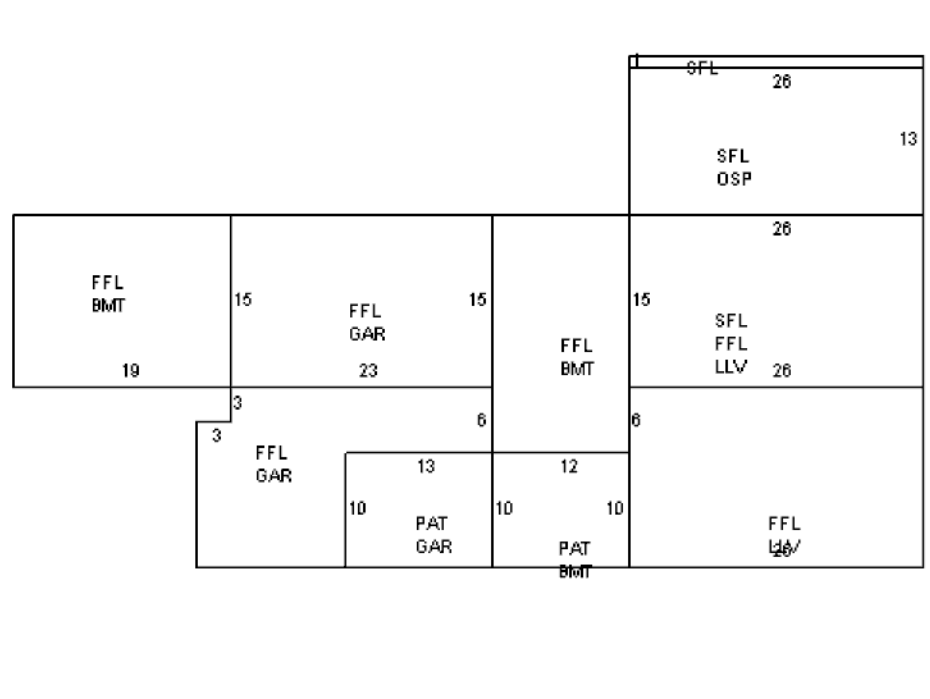
Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val	711945.8585
Juris. Factor:	Val/Su Fin:	225.23	
Special Features:	0	Val/Su Net:	110.90
Final Total:	612400	Val/Su SzAd	225.23

**PARCEL ID**

179 24 0

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,965	83.880	164,826	
LLV	LOWR LEVEL	806	41.940	33,804	
SFL	2ND FLOOR	754	83.880	63,246	
GAR	GARAGE	752	36.000	27,072	
BMT	BASEMENT	657	20.970	13,777	
OSP	SCRN PORCH	338	22.500	7,605	
PAT	PATIO	250	7.000	1,750	
Net Sketched Area:		5,522	Total:	312,080	
Size Ad	2719	Gross Area	5522	FinArea	2719

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE***AssessPro* Patriot Properties, Inc