



PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		OLD SUDBURY RD, LINCOLN

OWNERSHIP

Owner 1:	BOYCE MANLEY B
Owner 2:	BOYCE KAREN K
Owner 3:	
Street 1:	31 OLD SUDBURY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4806 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 3.687 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1735, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 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 Influ	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	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		1.85		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									55,500						55,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	261,000	21,800	3.687	701,900	984,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 476.74						/Parcel: 476.74	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	261,000	21800	3.687	701,900	984,700	984,700	Year End Roll	9/28/2017
2017	101	FV	258,800	21800	3.687	695,500	976,100	976,100	Year End Roll	9/29/2016
2016	101	FV	252,800	21800	3.687	677,100	951,700	951,700	Year End Roll	1/14/2016
2015	101	FV	237,500	21800	3.687	630,700	890,000	890,000	Year End	10/2/2014
2014	101	FV	226,500	24900	3.687	591,500	842,900	842,900	Year End Roll	1/23/2014
2013	101	FV	220,000	24900	3.69	575,600	820,500	820,500	Year End Roll	10/25/2012
2012	101	FV	220,000	24900	3.69	595,600	840,500	840,500	Year End	1/26/2012
2011	101	FV	230,900	24900	3.69	614,000	869,800	869,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BOYCE MARY A. E	13771-241		8/24/1979	FAMILY	60000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/23/2018	7138	ROOF	20,000	C				Strip & re-roof dw
9/21/2010	4566	TEMPORAR		C				tent 9/23 to 9/27

ACTIVITY INFORMATION

Date	Result	By	Name
8/12/2013	MEAS/EXT INS	25	D ERSKINE
6/24/2008	MEAS+INSPCTD	25	D ERSKINE
10/6/2001	M&L COMPLETE	615	D VELUTTI
4/11/1996	MEAS+INSPCTD	606	J SMITH
2/1/1989	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

