



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	JAMES ANSON C
Owner 2:	
Owner 3:	
Street 1:	8 BOYCE FARM RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	REN - DAHAI
Owner 2:	FENG - JUNMEI
Street 1:	8 BOYCE FARM RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 1.85 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1965, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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		0.013		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									78						100	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	269,200	300	1.850	542,500	812,000	2394	0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 381.44						/Parcel: 381.44	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	241,000	300	1.85	542,500	783,800	783,800	Year End Roll	9/28/2017
2017	101	FV	241,000	300	1.85	512,100	753,400	753,400	Year End Roll	9/29/2016
2016	101	FV	195,300	300	1.85	496,900	692,500	692,500	Year End Roll	1/14/2016
2015	101	FV	187,000	300	1.85	460,100	647,400	647,400	Year End	10/2/2014
2014	101	FV	184,900	300	1.85	412,100	597,300	597,300	Year End Roll	1/23/2014
2013	101	FV	180,800	300	1.85	400,100	581,200	581,200	Year End Roll	10/25/2012
2012	101	FV	218,600	300	1.85	414,600	633,500	633,500	Year End	1/26/2012
2011	101	FV	223,900	300	1.85	421,400	645,600	645,600	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
REN,DAHAI	1511-80		7/12/2017		850000	No	No			
SMITH,ELIZABETH	1406-138		10/21/2011		595000	No	No			
SMITH ELIZABETH	1366-74		3/19/2009	FAMILY	100	No	No			
SMITH HAROLD DE	1217-122		12/23/1999	CONVENIENC	1	No	No			
NAPOLI JOSEPH J	713-11		1/19/1965		11000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/23/2018	7081	MANUAL	12,000	O				Sheet metal work f
2/20/2018	6976	ROOF	8,000	C				Remove & re-roof d
8/24/2015	6206	RENOVATI	20,000	C	3/3/2016			Remodel kitchen an
12/15/2011	4945	MANUAL		C				install wood burni

**ACTIVITY INFORMATION**

Date	Result	By	Name
3/3/2016	PERMIT VISIT	618	G BOURGAULT
5/29/2012	MEAS/EXT INS	618	G BOURGAULT
6/23/2008	MEAS+INSPCTD	25	D ERSKINE
11/10/2001	M&L COMPLETE	613	M COLE
10/27/1995	MEAS+INSPCTD	607	D KEARLY
5/1/1991	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

