



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	STETSON DAVID B
Owner 2:	STETSON ATHENA N
Owner 3:	
Street 1:	4 BOYCE FARM RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4813 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.85 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1963, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 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	EXCESS ACRE		0	30,000.	1.000	R3									390						400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	767,500	15,500	1.850	542,800	1,325,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 264.68						/Parcel: 264.68	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	767,500	15500	1.85	542,800	1,325,800	1,325,800	Year End Roll	9/28/2017
2017	101	FV	713,800	15500	1.85	512,400	1,241,700	1,241,700	Year End Roll	9/29/2016
2016	101	FV	692,500	15500	1.85	497,200	1,205,200	1,205,200	Year End Roll	1/14/2016
2015	101	FV	686,000	15500	1.85	460,400	1,161,900	1,161,900	Year End	10/2/2014
2014	101	FV	640,700	15500	1.85	412,400	1,068,600	1,068,600	Year End Roll	1/23/2014
2013	101	FV	627,800	15500	1.85	400,400	1,043,700	1,043,700	Year End Roll	10/25/2012
2012	101	FV	640,700	15500	1.85	440,400	1,096,600	1,096,600	Year End	1/26/2012
2011	101	FV	653,700	15500	1.85	447,600	1,116,800	1,116,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BERMAN DONALD	972-39		7/14/1983		265000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/14/2018	7072	MANUAL	9,191	C				Replace the water
3/5/2007	3619	RENOVATI	22,000	C				reno 1/2 bath on 1

ACTIVITY INFORMATION

Date	Result	By	Name
4/13/2018	MEAS/EXT INS	622	K Cuoco
11/13/2008	MEAS/EXT INS	25	D ERSKINE
11/9/2002	ENTRY DENIED	615	D VELUTTI
12/13/2001	M&L COMPLETE	613	M COLE
12/15/1995	ENTRY DENIED	606	J SMITH
12/8/1989	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.84955	Total SF/SM: 80566.40	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 3	Total: 542,790	Spl Credit	Total: 542,800
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EXTERIOR INFORMATION

Type:	6	- COLONIAL
Sty Ht:	2A	- 2A
(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:		

GENERAL INFORMATION

Grade:	A-	- V GOOD-	
Year Blt:	1963	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

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:			
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	2	- GAS	
Heat Type:	3	- FORCED H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

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	216	A	AV	1963	15.00	T	70	101			1,000			1,000
27	TENNIS C	D	Y	1	100x55	A	AV	1963	4.09	T	70	101			6,800			6,800
12	POOL I-G	D	Y	1	798	G	AV	1963	27.50	T	70	101			6,600			6,600
MN	GAZEBO	D	Y	1	120	A	AV	1990	10.00	M	10	101			1,100			1,100

More:	N	Total Yard Items:	15,500	Total Special Features:		Total:	15,500
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BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	3	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	VG	- Very Good	14.2	%
Functional:				%
Economic:				%
Special:				%
Override:				%
Total:			14.2	%

CALC SUMMARY

Basic \$ / SQ:	88.00
Size Adj.:	0.89421344
Const Adj.:	1.01999998
Adj \$ / SQ:	80.265
Other Features:	71253
Grade Factor:	1.80
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	894536
Depreciation:	127024
Depreciated Total:	767512

COMMENTS

FFL/BMT + OFF ANGLED 3 CHIMNEYS:1CTR,1 END 4 FIREPLACES .

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:	10	BR:	5	Baths:	4	HB:	1				

REMODELING

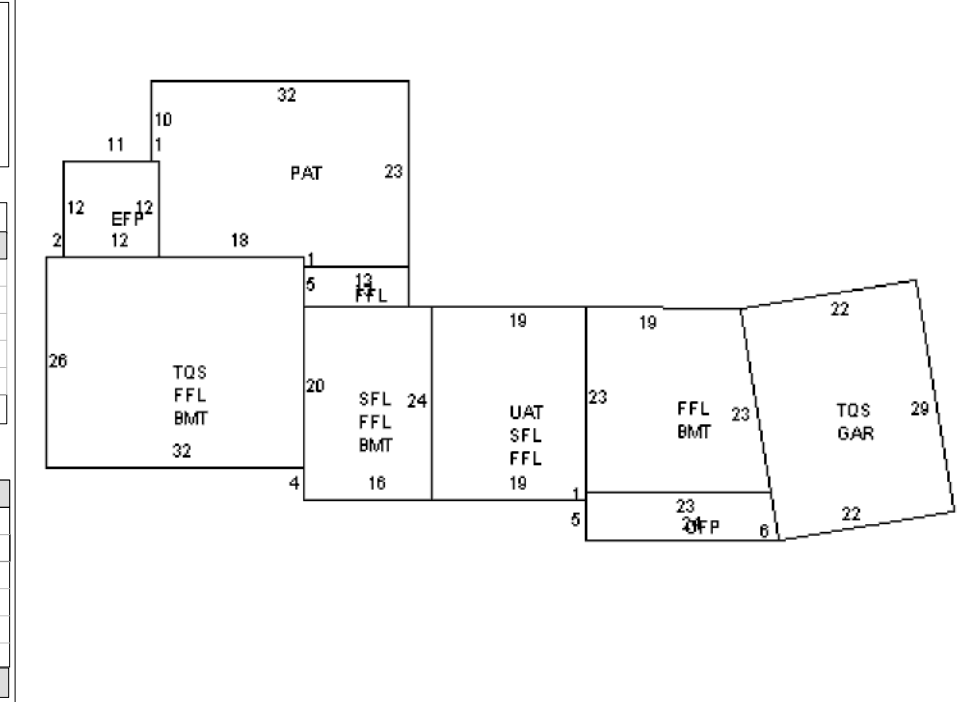
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	2
Totals			
1	10	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 1161278.439
Juris. Factor:		Val/Su Fin:	153.22	
Special Features:	0	Val/Su Net:	101.60	
Final Total:	767500	Val/Su SzAd:	184.47	

PARCEL ID**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,218	80.260	178,027	
BMT	BASEMENT	1,697	30.100	51,078	
TQS	3/4 STORY	1,103	80.260	88,492	
SFL	2ND FLOOR	840	80.260	67,422	
PAT	PATIO	705	7.000	4,935	
GAR	GARAGE	638	36.000	22,968	
EFP	ENCL PORCH	144	36.000	5,184	
OFF	OPEN PORCH	141	15.000	2,115	
Net Sketched Area:		7,554	Total:	425,711	
Size Ad	4160.5	Gross Area	8309	FinArea	5009

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	0

IMAGE

AssessPro Patriot Properties, Inc

