



PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		BOYCE FARM RD, LINCOLN
OWNERSHIP		
Owner 1: GOETEMANN MARK		
Owner 2:		
Owner 3:		
Street 1: 20 BOYCE FARM ROAD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	6,900	123,800	1.900	561,700	692,400
Total Card 6,900 123,800 1.900 561,700 692,400					
Total Parcel 6,900 123,800 1.900 561,700 692,400					
Source: Market Adj Cost		Total Value per SQ unit /Card: 544.34		/Parcel: 544.34	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	06/23/08

PREVIOUS OWNER

Owner 1: GOETEMANN - MARK		
Owner 2: GOETEMANN - UNJU		
Street 1: 30 OLD SUDBURY ROAD		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	6,800	123800	1.9	544,100	674,700	674,700	Create Final value 2019	6/4/2019
2018	101	FV	6,800	123800	1.9	544,100	674,700	674,700	Year End Roll	9/28/2017
2017	101	FV	191,000	124100	1.9	513,700	828,800	828,800	Year End Roll	9/29/2016
2016	101	FV	188,900	300	1.9	498,500	687,700	687,700	Year End Roll	1/14/2016
2015	101	FV	180,600	300	1.9	461,700	642,600	642,600	Year End	10/2/2014
2014	101	FV	178,600	300	1.9	413,700	592,600	592,600	Year End Roll	1/23/2014
2013	101	FV	174,400	300	1.9	401,700	576,400	576,400	Year End Roll	10/25/2012
2012	101	FV	185,700	300	1.9	441,700	627,700	627,700	Year End	1/26/2012

NARRATIVE DESCRIPTION

This Parcel contains 1.9 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1964, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
GOETEMANN, MARK	1497-46		9/21/2016	DIVORCE/ESTA		1	No	No
DARLING JR, EUGE	1476-71		8/3/2015	CHD>SALE	476000	No	No	
DECK HOUSE, INC	715-32		2/19/1965		41000	No	No	

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
10/23/2018	7235	WOOD STO	900	C				Install wood stove
3/10/2016	6365	FINISH B	2,500	C	5/18/2017			Finish room in bas
10/30/2015	6267	BARN	25,000	C	5/18/2017			Construct a barn s

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2017	PERMIT VISIT	618	G BOURGAULT
5/24/2016	PERMIT VISIT	618	G BOURGAULT
6/23/2008	MEAS/EXT INS	25	D ERSKINE
11/10/2001	M&L COMPLETE	613	
10/27/1995	MEAS+INSPCTD	607	
6/1/1991	INSPECTED	601	

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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	7.	1.000	R3									560,000						560,000	
101	ONE FAM		0.053		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									1,590						1,600	
101	ONE FAM		0.01		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									60						100	Wetland

Total AC/HA: 1.89955	Total SF/SM: 82744.40	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 3	Total: 561,650	Spl Credit	Total: 561,700
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