



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FALLON ROBERT MARK
Owner 2:	MONAGHAN JENNIFER
Owner 3:	
Street 1:	23 BOYCE FARM RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4812 Type:

PREVIOUS OWNER

Owner 1:	MUTSCHLER LOUIS H -
Owner 2:	MUTSCHLER PHYLLIS -
Street 1:	23 BOYCE FARM RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4812

NARRATIVE DESCRIPTION

This Parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1962, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 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 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		0.003		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									90						100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	347,800	10,900	1.840	560,100	918,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 306.68						/Parcel: 285.62	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	414,200	11600	1.84	542,500	968,300	968,300	Create Final value 2019	6/4/2019
2018	101	FV	414,200	11600	1.84	542,500	968,300	968,300	Year End Roll	9/28/2017
2017	101	FV	394,900	13300	1.84	512,100	920,300	920,300	Year End Roll	9/29/2016
2016	101	FV	388,300	13300	1.84	496,900	898,500	898,500	Year End Roll	1/14/2016
2015	101	FV	375,300	13300	1.84	460,100	848,700	848,700	Year End	10/2/2014
2014	101	FV	370,900	13300	1.84	412,100	796,300	796,300	Year End Roll	1/23/2014
2013	101	FV	362,200	13300	1.84	400,100	775,600	775,600	Year End Roll	10/25/2012
2012	101	FV	362,200	13300	1.84	440,100	815,600	815,600	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MUTSCHLER LOUIS	1393-107		12/8/2010		883000	No	No			Death cert recorded bk820 pg113 cer
HARRIS ROGER	820-113		6/23/1972		76500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/30/2018	7086	ROOF	27,000	C				Strip & re-roof dw
12/28/2016	6654	APARTMEN	171,000	C	12/18/2017			Convert existing p
10/2/1998	1543	POOL	55,000	C	2/27/1999			also enclosure

ACTIVITY INFORMATION

Date	Result	By	Name
9/12/2018	MEAS/EXT INS	622	K Cuoco
5/18/2017	MEAS/EXT INS	4	JG
6/24/2008	MEAS+INSPCTD	25	D ERSKINE
11/10/2001	M&L EXTERIOR	613	
2/27/1999	MEAS/EXT INS	602	
12/15/1995	MEAS+INSPCTD	606	
12/7/1990	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	22 - CONVENT'NL		
Sty Ht:	2 - 2		
(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:	B- - GOOD (-)		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic:		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:	1 - OIL		
Heat Type:	1 - FORCED H/A		
# 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	16X4	F	AV	1962	13.50	T	70	101			300			300
4	GARAGE/L	D	Y	1	529	A	AV	1990	28.00	T	28.5	101			10,600			10,600
More: <input type="button" value="N"/>																		

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	20.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		20.8%

CALC SUMMARY

Basic \$ / SQ:	87.00
Size Adj.:	0.95026702
Const Adj.:	1.01999998
Adj \$ / SQ:	84.327
Other Features:	50049
Grade Factor:	1.26
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	439081
Depreciation:	91329
Depreciated Total:	347752

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: 8	BR: 4	Bath: 2	HB: 1

REMODELING

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

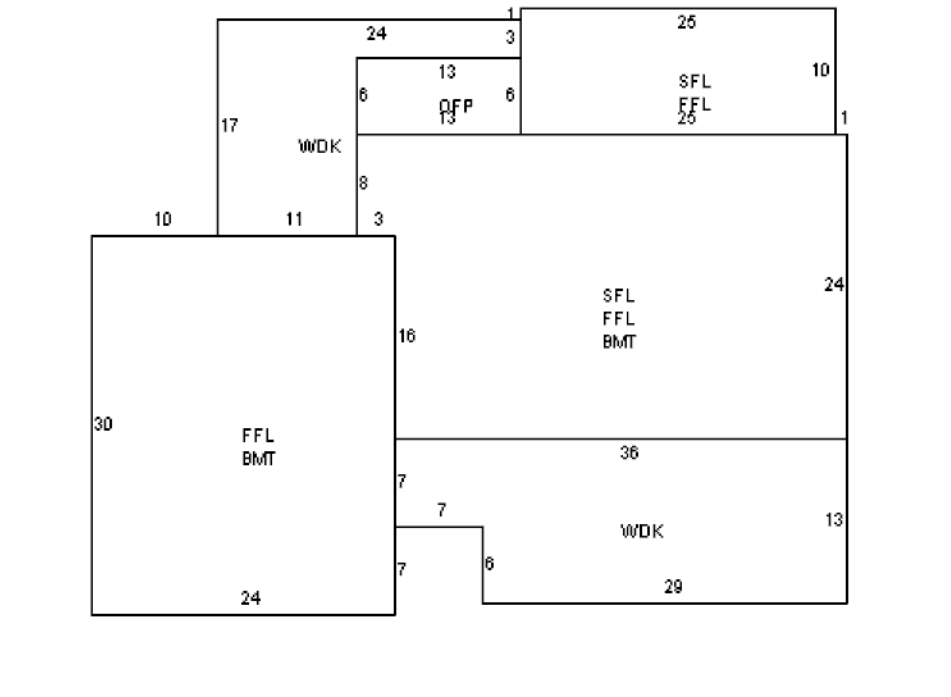
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	2
Totals	1	8	4

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				0.00000
AvRate:				
Ind.Val:				0.00000
Juris. Factor:				Val/Su Fin: 116.09
Special Features:	0			Val/Su Net: 65.20
Final Total:	347800			Val/Su SzAd: 116.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,858	84.330	156,679
BMT	BASEMENT	1,608	21.080	33,899
SFL	2ND FLOOR	1,138	84.330	95,964
WDK	WOOD DECK	652	16.440	10,716
OFP	OPEN PORCH	78	15.000	1,170
Net Sketched Area:		5,334	Total:	298,428
Size Ad	2996	Gross Area	5334	FinArea 2996

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

