



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	OLSON TR SETHA MARGARET
Owner 2:	
Owner 3:	SETHA MARGARET OLSON 2013 FAMI
Street 1:	17 BOYCE FARM RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	OLSON - SETHA MARGARET
Owner 2:	ROSENBAUM - RICHARD L
Street 1:	17 BOYCE FARM RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 1.837 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2012, Having Primarily WOOD Exterior and MEMBRANE Roof Cover, with 0 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 2 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 Infru	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	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	645,300		1.837	560,000	1,205,300
Total Card		645,300	1.837	560,000	1,205,300
Total Parcel		645,300	1.837	560,000	1,205,300
Source: Market Adj Cost		Total Value per SQ unit /Card: 443.29		/Parcel: 443.29	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	06/07/12
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**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	612,400	0	1.837	542,400	1,154,800	1,154,800	Create Final value 2019	6/4/2019
2018	101	FV	612,400	0	1.837	542,400	1,154,800	1,154,800	Year End Roll	9/28/2017
2017	101	FV	603,200	0	1.837	512,000	1,115,200	1,115,200	Year End Roll	9/29/2016
2016	101	FV	586,800	0	1.837	496,800	1,083,600	1,083,600	Year End Roll	1/14/2016
2015	101	FV	573,200	0	1.837	460,000	1,033,200	1,033,200	Year End	10/2/2014
2014	101	FV	536,800	0	1.837	412,000	948,800	948,800	Year End Roll	1/23/2014
2013	101	FV	527,700	0	1.837	400,000	927,700	927,700	Year End Roll	10/25/2012
2012	130	FV		0	1.837	440,000	440,000	440,000	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
OLSON,SETHA MAR	1447-103		1/10/2014	FAMILY	100	No	No	
BOOTH RICHARD H	1191-195		7/29/1998		510500	No	No	
EMMONS, JUDITH	1127-73		5/31/1994		415000	No	No	
LEWIS MARION S.	1013-13		5/15/1986		420000	No	No	

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/25/2011	4832	NEW HOME	1,095,402	C	4/12/2012			constuct single fa
3/10/2011	4658	RENO-ADD	70,000	C	7/6/2011			demo existing stru
2/7/1995	668-95	RENOVATI	20,000	C	8/24/1995			

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/7/2012	MEAS+INSPCTD	25	D ERSKINE
7/6/2011	MEAS/EXT INS	25	D ERSKINE
6/23/2008	MEAS/EXT INS	25	D ERSKINE
11/10/2001	M&L COMPLETE	613	
12/15/1995	MEAS/EXT INS	606	
8/24/1995	PERMIT VISIT	606	
1/6/1994	INSPECTED	600	
12/14/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

