



**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:

**PREVIOUS OWNER**

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

**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.

**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		0.053		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

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	7,000	123,800	1.900	561,700	692,500		0
							GIS Ref
							GIS Ref
Total Card	7,000	123,800	1.900	561,700	692,500	Entered Lot Size	
Total Parcel	7,000	123,800	1.900	561,700	692,500	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		544.42	/Parcel:	544.42	Insp Date
						Land Unit Type:	06/23/08

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	6,900	123800	1.9	561,700	692,400	692,400	Year End Roll	9/26/2019
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

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
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			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	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	

Sign: VERIFICATION OF VISIT NOT DATA

