



PROPERTY LOCATION

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	303,200		2.190	570,600	873,800
Total Card		303,200	2.190	570,600	873,800
Total Parcel		303,200	2.190	570,600	873,800
Source: Market Adj Cost		Total Value per SQ unit /Card: 313.98		/Parcel: 313.98	

Legal Description

User Acct

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date
05/18/17

OWNERSHIP

Owner 1: LIEPINS ATIS A
 Owner 2: LIEPINS DIANA
 Owner 3:
 Street 1: 28 BOYCE FARM RD
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01773-4813 Type:

PREVIOUS ASSESSMENT

Parcel ID 178 10 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	300,500	0	2.19	570,600	871,100	871,100	Year End Roll	9/26/2019
2019	101	FV	270,500	0	2.19	553,000	823,500	823,500	Create Final value 2019	6/4/2019
2018	101	FV	270,500	0	2.19	553,000	823,500	823,500	Year End Roll	9/28/2017
2017	101	FV	263,900	0	2.19	522,600	786,500	786,500	Year End Roll	9/29/2016
2016	101	FV	261,100	0	2.19	507,400	768,500	768,500	Year End Roll	1/14/2016
2015	101	FV	255,600	0	2.19	470,600	726,200	726,200	Year End	10/2/2014
2014	101	FV	244,600	0	2.19	422,600	667,200	667,200	Year End Roll	1/23/2014
2013	101	FV	239,100	0	2.19	410,600	649,700	649,700	Year End Roll	10/25/2012

PRINT

Date	Time
10/22/20	14:58:12

LAST REV

Date	Time
06/05/17	11:04:44

apro
349

USER DEFINED

Prior Id # 1: 113 13 0
 Prior Id # 2:
 Prior Id # 3:
 Prior Id # 1:
 Prior Id # 2:
 Prior Id # 3:
 Prior Id # 1:
 Prior Id # 2:
 Prior Id # 3:
 ASR Map:
 Fact Dist:
 Reval Dist:
 Year:
 LandReason:
 BldReason:

PREVIOUS OWNER

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

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	696-139		12/19/1963		9500	No	No			

NARRATIVE DESCRIPTION

This Parcel contains 2.19 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1965, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
7/3/1996	995-96	MANUAL	16,000	C	5/27/1997			RE/KIT

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2017	MEAS+INSPCTD	4	JG
6/24/2008	MEAS+INSPCTD	25	D ERSKINE
11/10/2001	M&L COMPLETE	613	
5/27/1997	MEAS+EXT INS	602	
1/20/1996	MEAS+INSPCTD	606	
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:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM

Sign: VERIFICATION OF VISIT NOT DATA

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 Influ	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		0.353		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									10,590						10,600	

Total AC/HA:	2.18955	Total SF/SM:	95376.80	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	570,590	Spl Credit	Total:	570,600
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