



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	KERREBROCK JACK L
Owner 2:	KERREBROCK ROSEMARY REDMOND
Owner 3:	
Street 1:	29 BOYCE FARM RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4812 Type:

**PREVIOUS OWNER**

Owner 1:	REDMOND ROSEMARY KEOUGH -
Owner 2:	-
Street 1:	29 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) RANCH Building Built about 1962, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 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:				Topo		
D				Street	1	PAVED
s				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	467,100		1.840	560,100	1,027,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		284.04	/Parcel:	284.04	Insp Date
						Land Unit Type:	10/25/18

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	462,900	0	1.84	560,100	1,023,000	1,023,000	Year End Roll	9/26/2019
2019	101	FV	423,800	0	1.84	542,500	966,300	966,300	Create Final value 2019	6/4/2019
2018	101	FV	423,800	0	1.84	542,500	966,300	966,300	Year End Roll	9/28/2017
2017	101	FV	419,600	0	1.84	512,100	931,700	931,700	Year End Roll	9/29/2016
2016	101	FV	415,500	0	1.84	496,900	912,400	912,400	Year End Roll	1/14/2016
2015	101	FV	407,100	0	1.84	460,100	867,200	867,200	Year End	10/2/2014
2014	101	FV	390,500	0	1.84	412,100	802,600	802,600	Year End Roll	1/23/2014
2013	101	FV	382,200	0	1.84	400,100	782,300	782,300	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
REDMOND ROSEMAR	1352-19		4/7/2008	FAMILY	0	No	No			
LIGHTBODY JOHN	863-75		6/26/1975		85000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/17/2008	3920	RENO-ADD	260,000	C	4/29/2009			remove gar/deck;ad

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/25/2018	MEAS+INSPCTD	622	K Cuoco
4/29/2009	PERMIT VISIT	25	D ERSKINE
6/26/2008	MEAS/EXT INS	100	
11/10/2001	M&L EXTERIOR	613	
10/27/1995	MEAS/EXT INS	607	
12/1/1986	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

Total AC/HA: 1.83955 Total SF/SM: 80130.80 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 3 Total: 560,090 Spl Credit Total: 560,100

**EXTERIOR INFORMATION**

Type:	19 - RANCH
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
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 %:	
Jurisdct:		Fact.:	
Const Mod:			
Lump Sum Adj:			

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:	1 - DRYWALL 50%		
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:	2 - GAS		
Heat Type:	3 - FORCED H/W		
# 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

More:	N
Total Yard Items:	
Total Special Features:	
Total:	

**BATH FEATURES**

Full Bath:	3	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:	3	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	VG - Very Good	14.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		14.4%

**CALC SUMMARY**

Basic \$ / SQ:	86.00
Size Adj.:	0.93750000
Const Adj.:	1.01999998
Adj \$ / SQ:	82.238
Other Features:	61266
Grade Factor:	1.26
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	545637
Depreciation:	78572
Depreciated Total:	467065

**COMMENTS**

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**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	RMs: 8		BRs: 3		Baths: 3			HB: 1				

**REMODELING**

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

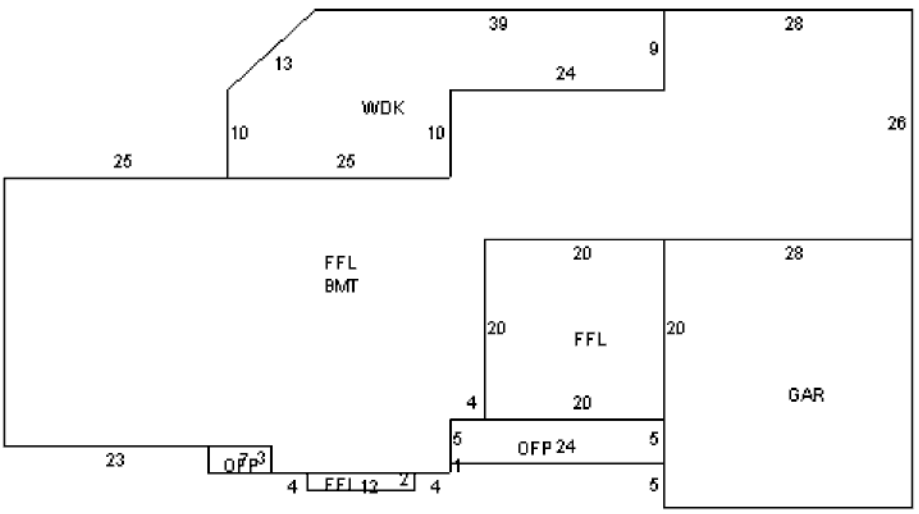
**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	8	3	1
Totals			
1	8	3	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	3,200	82.240	263,160	
BMT	BASEMENT	2,776	23.640	65,634	
GAR	GARAGE	840	36.000	30,240	
WDK	WOOD DECK	646	16.460	10,631	
OFFP	OPEN PORCH	141	15.000	2,115	
Net Sketched Area:		7,603	Total:	371,780	
Size Ad	3200	Gross Area	7603	FinArea	3616

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	15	A	0

**IMAGE**

*AssessPro* Patriot Properties, Inc

