

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

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	

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
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2021

meadorse

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	374,000	10,900	1.840	560,100	945,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:						/Parcel:	293.11

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	556,200	11600	1.84	560,100	1,127,900	1,127,900	Year End Roll	9/26/2019
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

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



USER DEFINED

Prior Id # 1:	113 8 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:	

PRINT

Date	Time
10/22/20	14:59:24

LAST REV

Date	Time
10/19/18	12:33:01
apro	
359	

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:	

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

COMMENTS

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GENERAL INFORMATION

Grade:	B- - GOOD (-)
Year Blt:	1962 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic:	Fact:
Const Mod:	
Lump Sum Adj:	

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:	

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	

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

DEPRECIATION

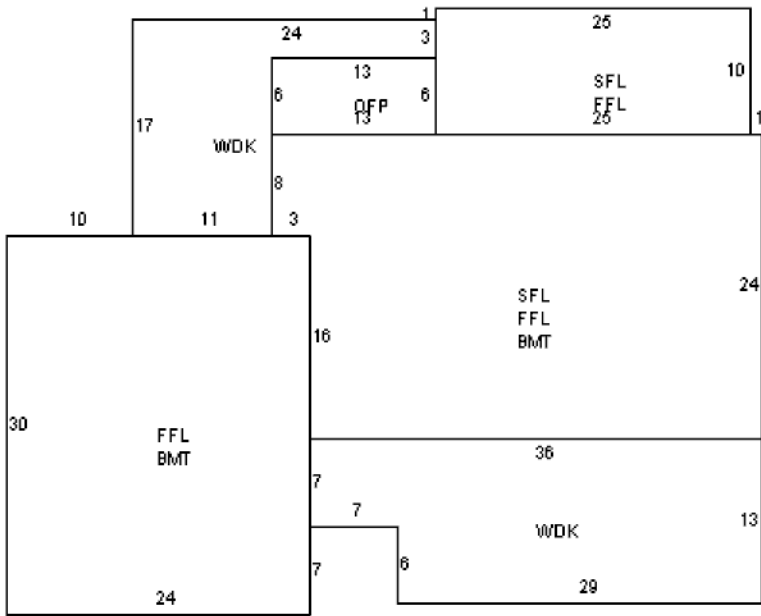
Phys Cond:	GD - Good	20.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		20.8%

CALC SUMMARY

Basic \$ / SQ:	95.00
Size Adj.:	0.95026702
Const Adj.:	1.01999998
Adj \$ / SQ:	92.081
Other Features:	50049
Grade Factor:	1.26
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	472280
Depreciation:	98234
Depreciated Total:	374046

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:			AvRate:	Ind.Val	0.00000
Juris. Factor:			Val/Su Fin:	124.83	
Special Features:	0		Val/Su Net:	70.12	
Final Total:	374000		Val/Su SzAd:	124.83	

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,858	92.080	171,086	
BMT	BASEMENT	1,608	23.020	37,017	
SFL	2ND FLOOR	1,138	92.080	104,788	
WDK	WOOD DECK	652	16.440	10,716	
OFP	OPEN PORCH	78	15.000	1,170	
Net Sketched Area:		5,334	Total:	324,777	
Size Ad	2996	Gross Area	5334	FinArea	2996

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

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

PARCEL ID

178 15 0

IMAGE*AssessPro* Patriot Properties, Inc

More: N	Total Yard Items:	11,600	Total Special Features:		Total:	11,600
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