



Patriot Properties Inc.

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	Legal Description	User Acct
101	655,000		1.837	560,000	1,215,000		0
							GIS Ref
							GIS Ref
Total Card	655,000		1.837	560,000	1,215,000	Entered Lot Size	
Total Parcel	655,000		1.837	560,000	1,215,000	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		446.86	/Parcel:	446.86	Insp Date
						Land Unit Type:	06/07/12

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	645,300	0	1.837	560,000	1,205,300	1,205,300	Year End Roll	9/26/2019
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

SALES INFORMATION

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

