



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	STETSON DAVID B
Owner 2:	STETSON ATHENA N
Owner 3:	
Street 1:	4 BOYCE FARM RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4813 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.85 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1963, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 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		0.013		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									390						400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	792,800	15,500	1.850	560,400	1,368,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 273.25						/Parcel: 273.25	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	786,200	15500	1.85	560,400	1,362,100	1,362,100	Year End Roll	9/26/2019
2019	101	FV	767,500	15500	1.85	542,800	1,325,800	1,325,800	Create Final value 2019	6/4/2019
2018	101	FV	767,500	15500	1.85	542,800	1,325,800	1,325,800	Year End Roll	9/28/2017
2017	101	FV	713,800	15500	1.85	512,400	1,241,700	1,241,700	Year End Roll	9/29/2016
2016	101	FV	692,500	15500	1.85	497,200	1,205,200	1,205,200	Year End Roll	1/14/2016
2015	101	FV	686,000	15500	1.85	460,400	1,161,900	1,161,900	Year End	10/2/2014
2014	101	FV	640,700	15500	1.85	412,400	1,068,600	1,068,600	Year End Roll	1/23/2014
2013	101	FV	627,800	15500	1.85	400,400	1,043,700	1,043,700	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BERMAN DONALD	972-39		7/14/1983		265000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/6/2018	7191	ROOF	19,900	C				Strip & re-roof dw
5/14/2018	7072	MANUAL	9,191	C	7/2/2018			Replace the water
3/5/2007	3619	RENOVATI	22,000	C				reno 1/2 bath on 1

ACTIVITY INFORMATION

Date	Result	By	Name
4/13/2018	MEAS/EXT INS	622	K Cuoco
11/13/2008	MEAS/EXT INS	25	D ERSKINE
11/9/2002	ENTRY DENIED	615	
12/13/2001	M&L COMPLETE	613	
12/15/1995	ENTRY DENIED	606	
12/8/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.84955	Total SF/SM: 80566.40	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 3	Total: 560,390	Spl Credit	Total: 560,400
----------------------	-----------------------	-------------------------	-------------------------	----------------	------------	----------------

