| Map | Lot | Sublot | Building | Unit | CARD |
|---|---|---|---|---|---|
| 179 | 25 | 0 | | | 1 of 1 |

**RESIDENTIAL**

**TOTAL ASSESSED:** **1,347,300**

!346!

# Town Of Lincoln

Patriot Properties Inc.

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 11 | | BOYCE FARM RD, LINCOLN |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | MACLAURIN KURT |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 11 BOYCE FARM RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 01773-4812 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | DECK - MARK J |
| Owner 2: | DECK - PATRICIA P |
| Street 1: | 11 BOYCE FARM RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry: |
| Postal: | 01773-4812 |

## NARRATIVE DESCRIPTION

This Parcel contains 1.85 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1966, Having Primarily WOOD SHING 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 | Descip | % | Item | Code | Descrip |
|---|---|---|---|---|---|---|
| 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 |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 669,200 | 44,900 | 1.850 | 633,200 | 1,347,300 |
| Total Card | 669,200 | 44,900 | 1.850 | 633,200 | 1,347,300 |
| Total Parcel | 669,200 | 44,900 | 1.850 | 633,200 | 1,347,300 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 320.97 | /Parcel: 320.97

**Legal Description**

| | |
|---|---|
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 06/17/08 |

## PREVIOUS ASSESSMENT

**Parcel ID** 179 25 0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2021 | 101 | FV | 628,200 | 44900 | 1.85 | 560,400 | 1,233,500 | 1,233,500 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 623,000 | 44900 | 1.85 | 560,400 | 1,228,300 | 1,228,300 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 566,300 | 44900 | 1.85 | 542,800 | 1,154,000 | 1,154,000 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 566,300 | 44900 | 1.85 | 542,800 | 1,154,000 | 1,154,000 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 547,900 | 50200 | 1.85 | 512,400 | 1,110,500 | 1,110,500 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 527,500 | 50200 | 1.85 | 497,200 | 1,074,900 | 1,074,900 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 522,700 | 50200 | 1.85 | 460,400 | 1,033,300 | 1,033,300 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 489,100 | 50200 | 1.85 | 412,400 | 951,700 | 951,700 | Year End Roll | 1/23/2014 |

**PRINT**

| Date | Time |
|---|---|
| 09/30/21 | 17:11:19 |

**LAST REV**

| Date | Time |
|---|---|
| 06/04/19 | 14:27:21 |
| blakeley | |
| 346 | |

## SALES INFORMATION

**TAX DISTRICT**

**PAT ACCT.**

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| DECK,MARK J | 1491-69 | | 6/17/2016 | CHD>SALE | 1,395,000 | No | No | | | |
| GURSKI RICHARD | 1009-132 | | 2/14/1986 | | 400,000 | No | No | | | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 113 10 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: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 3/25/2019 | R-19-0015 | WINDOWS | 17,000 | C | | | | Replace 4 windows |
| 3/28/2017 | 6706 | DEMOLITI | 5,850 | C | 5/18/2017 | | | Demolish and fill |
| 12/28/2016 | 6653 | SOLAR PA | 12,000 | C | 2/16/2017 | | | Install solar pane |
| 11/28/2016 | 6634 | MANUAL | 3,491 | C | | | | Install blown-in c |
| 3/3/2008 | 3886 | RENOVATI | 40,000 | C | 6/17/2008 | | | replace greenhouse |
| 4/14/2006 | 3392 | ROOF | | C | | | | |
| 12/4/1998 | 1592 | RENOVATI | 30,000 | C | 5/8/1999 | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 12/14/2018 | PERMIT VISIT | 622 | K Cuoco |
| 5/18/2017 | PERMIT VISIT | 618 | G BOURGAULT |
| 1/3/2017 | SALES INSP | 618 | G BOURGAULT |
| 6/17/2008 | MEAS+INSPCTD | 100 | |
| 11/17/2001 | M&L COMPLETE | 613 | |
| 5/8/1999 | MEAS+INSPCTD | 602 | |
| 10/27/1995 | MEAS+INSPCTD | 607 | |
| 12/14/1992 | INSPECTED | 601 | |

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 | 7.91 | 1.000 | R3 | | | | | | | | | 632,800 | | | | | | 632,800 | |
| 101 | ONE FAM | | 0.013 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R3 | | | | | | | | | 390 | | | | | | 400 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 1.84955 | Total SF/SM: | 80566.40 | Parcel LUC: | 101 | ONE FAM | Prime NB Desc | RES CAT 3 | Total: | 633,190 | Spl Credit | | Total: | 633,200 |

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

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - COLONIAL | | |
| Sty Ht: | 2 - 2 | | |
| (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: | 1966 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - PLASTER | | |
| Sec Int Wall: | | | % |
| Partition: | T - TYPICAL | | |
| Prim Floors: | 4 - CARPET | | |
| Sec Floors: | 3 - HARDWOO | 40 | % |
| Bsmnt Flr: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - TYPICAL | | |
| Insulation: | 2 - TYPICAL | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - GAS | | |
| Heat Type: | 1 - FORCED H/A | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 0 |
| Solar HW: | NO | Central Vac: | Yes |
| % Com Wal | 0 | % Sprinkled | 0 |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 4 | 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: | GOOD |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | AVERAGE |
| WSFlue: | 1 | Rating: | AVERAGE |

## CONDO INFORMATION

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

## DEPRECIATION

| | | |
|---|---|---|
| Phys Cond: | GD - Good | 19. % |
| Functional: | | % |
| Economic: | | % |
| Special: | | % |
| Override: | | % |
| Total: | | 19.6 % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 103.00 |
| Size Adj.: | 0.90576327 |
| Const Adj.: | 1.00800002 |
| Adj $ / SQ: | 94.040 |
| Other Features: | 76390 |
| Grade Factor: | 1.60 |
| Neighborhood Inf: | 1.00000000 |
| LUC Factor: | 1.00 |
| Adj Total: | 832387 |
| Depreciation: | 163148 |
| Depreciated Total: | 669239 |

## COMMENTS

## 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: 10 | BRs: 5 | Baths: 4 | HB 1

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 10 | 5 | 2 |
| Totals | | | |
| 1 | 10 | 5 | |

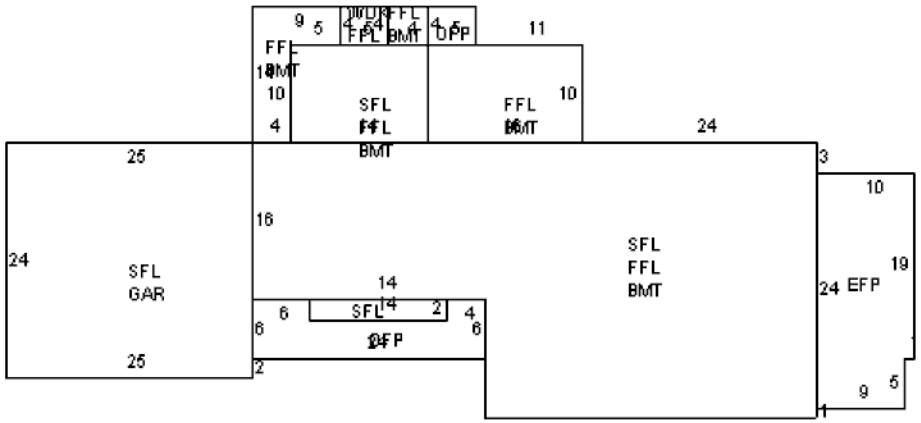
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

WtAv$/SQ: | AvRate: | Ind.Val 1065358.585

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 150.46 |
| Special Features: | 0 | Val/Su Net: | 101.84 |
| Final Total: | 669200 | Val/Su SzAd | 173.73 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | 2ND FLOOR | 2,104 | 94.040 | 197,860 |
| FFL | 1ST FLOOR | 1,748 | 94.040 | 164,382 |
| BMT | BASEMENT | 1,728 | 28.210 | 48,750 |
| GAR | GARAGE | 600 | 36.000 | 21,600 |
| EFP | ENCL PORCH | 235 | 36.000 | 8,460 |
| OFP | OPEN PORCH | 136 | 15.000 | 2,040 |
| WDK | WOOD DECK | 20 | 38.000 | 760 |
| | | | | |
| | Net Sketched Area: | 6,571 | Total: | 443,852 |
| Size Ad | 3852 | Gross Area | 6571 | FinArea 4198 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 20 | A | |

## IMAGE

AssessPro Patriot Properties, Inc

## PARCEL ID

179 25 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 32 | BARN/LFT | D | Y | 1 | 864 | V | GD | 1986 | 67.50 | T | 23 | 101 | | | 44,900 | | | 44,900 |

More: N | Total Yard Items: 44,900 | Total Special Featues: | Total: 44,900