178	10	0		1 of 1	RESIDENTIAL	TOTAL ASSESSED:	958,700
Map	Lot	Sublot	Building	Unit	CARD	!349!	

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	LIEPINS ATIS A TR ETAL
Owner 2:	ATIS A LIEPINS 1999 FAMILY TR UND 1/2 INT
Owner 3:	DIANA LIEPINS 1999 FAMILY TR UND 1/2 INT
Street 1:	28 BOYCE FARM RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773-4813 Type:

PREVIOUS OWNER

Owner 1:	LIEPINS - ATIS A
Owner 2:	LIEPINS - DIANA
Street 1:	28 BOYCE FARM RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry:
Postal:	01773-4813

NARRATIVE DESCRIPTION

This Parcel contains 2.19 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1965, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 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	315,300		2.190	643,400	958,700
Total Card	315,300		2.190	643,400	958,700
Total Parcel	315,300		2.190	643,400	958,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 344.48 | /Parcel: 344.48

Legal Description

User Acct

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 05/18/17

PREVIOUS ASSESSMENT

Parcel ID: 178 10 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	303,200	0	2.19	570,600	873,800	873,800	Year End Roll	10/15/2020
2020	101	FV	300,500	0	2.19	570,600	871,100	871,100	Year End Roll	9/26/2019
2019	101	FV	270,500	0	2.19	553,000	823,500	823,500	Create Final value 2019	6/4/2019
2018	101	FV	270,500	0	2.19	553,000	823,500	823,500	Year End Roll	9/28/2017
2017	101	FV	263,900	0	2.19	522,600	786,500	786,500	Year End Roll	9/29/2016
2016	101	FV	261,100	0	2.19	507,400	768,500	768,500	Year End Roll	1/14/2016
2015	101	FV	255,600	0	2.19	470,600	726,200	726,200	Year End	10/2/2014
2014	101	FV	244,600	0	2.19	422,600	667,200	667,200	Year End Roll	1/23/2014

PRINT

Date	Time
09/30/21	17:11:40

LAST REV

Date	Time
03/15/21	09:57:07

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 349

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LIEPINS,ATIS A	1569-28		2/10/2021	CONVENIENC	1	No	No			
LIEPINS,ATIS A	1569-28		2/10/2021	CONVENIENC	1	No	No			2/10/2021 GRANT UNDIVIDED ONE HALF
	696-139		12/19/1963		9,500	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/3/1996	995-96	MANUAL	16,000	C	5/27/1997			RE/KIT

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2017	MEAS+INSPCTD	4	JG
6/24/2008	MEAS+INSPCTD	25	D ERSKINE
11/10/2001	M&L COMPLETE	613	
5/27/1997	MEAS/EXT INS	602	
1/20/1996	MEAS+INSPCTD	606	
6/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	113 13 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:	

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		0.353		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									10,590						10,600	

Total AC/HA:	2.18955	Total SF/SM:	95376.80	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	643,390	Spl Credit		Total:	643,400

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

EXTERIOR INFORMATION

Type:	19 - RANCH		
Sty Ht:	1 - 1		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	26 - WOOD		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	B- - GOOD (-)		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - DRYWALL		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			%
Bsmnt Flr:			
Bsmnt Gar:	2		
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

Full Bath	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	19. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		19.8 %

CALC SUMMARY

Basic $ / SQ:	96.00
Size Adj.:	1.02958989
Const Adj.:	1.01999998
Adj $ / SQ:	100.817
Other Features:	56224
Grade Factor:	1.20
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	393168
Depreciation:	77847
Depreciated Total:	315321

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:	7	BRs:	3	Baths:	2	HB	

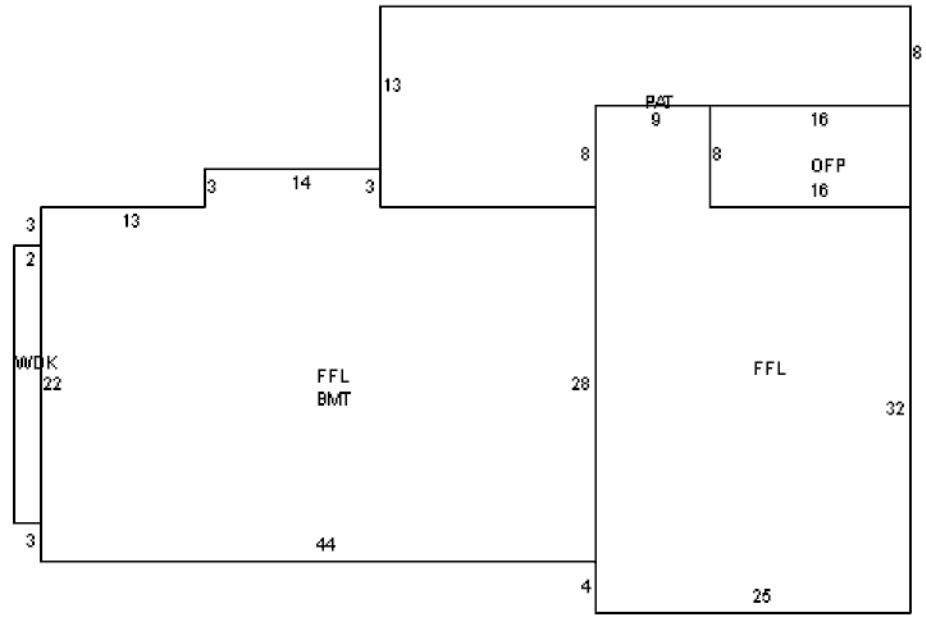
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 760480.6060

Juris. Factor:		Before Depr:	120.98
Special Features:	0	Val/Su Net:	77.58
Final Total:	315300	Val/Su SzAd	146.92

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,146	100.820	216,354
BMT	BASEMENT	1,274	37.810	48,166
PAT	PATIO	472	7.000	3,304
OFP	OPEN PORCH	128	15.000	1,920
WDK	WOOD DECK	44	38.000	1,672

Net Sketched Area:	4,064			Total:	271,416
Size Ad	2146	Gross Area	4064	FinArea	2783

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	0

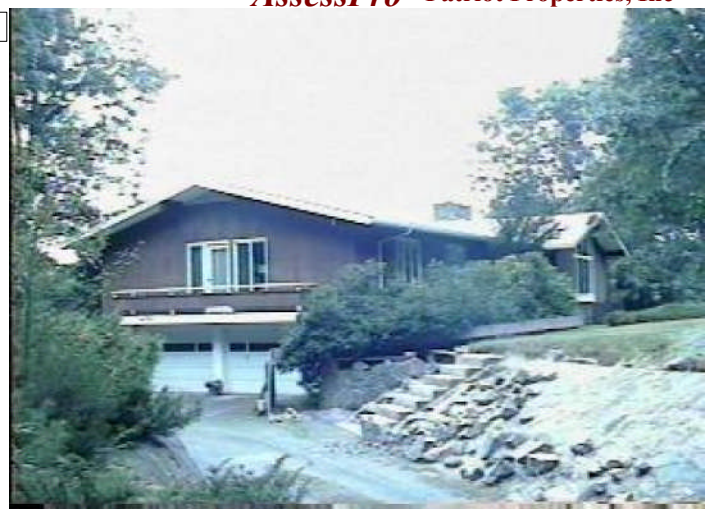
SPEC FEATURES/YARD ITEMS

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 Featues:	Total:

PARCEL ID

178 10 0

IMAGE

AssessPro Patriot Properties, Inc