

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LACKNER GRAYBIEL JAMES R
Owner 2:	LACKNER GRAYBIEL ANN M
Owner 3:	
Street 1:	32 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) SPLIT LEVEL Building Built about 1965, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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:				Topo		
D				Street	1	PAVED
s				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	7.91	1.000	R3									632,800						632,800	
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
101	452,900	15,800	1.850	633,200	1,101,900
Total Card	452,900	15,800	1.850	633,200	1,101,900
Total Parcel	452,900	15,800	1.850	633,200	1,101,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		486.71	/Parcel: 486.71

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	05/18/17
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	386,200	15800	1.85	560,400	962,400	962,400	Year End Roll	10/15/2020
2020	101	FV	396,400	15800	1.85	560,400	972,600	972,600	Year End Roll	9/26/2019
2019	101	FV	377,900	15800	1.85	542,800	936,500	936,500	Create Final value 2019	6/4/2019
2018	101	FV	377,900	15800	1.85	542,800	936,500	936,500	Year End Roll	9/28/2017
2017	101	FV	374,600	15800	1.85	512,400	902,800	902,800	Year End Roll	9/29/2016
2016	101	FV	362,600	15800	1.85	497,200	875,600	875,600	Year End Roll	1/14/2016
2015	101	FV	359,300	15800	1.85	460,400	835,500	835,500	Year End	10/2/2014
2014	101	FV	346,200	15800	1.85	412,400	774,400	774,400	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MCCAUSLAND GORD	854-155		9/30/1974		82,000	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2017	MEAS/EXT INS	4	JG
6/24/2008	MEAS/EXT INS	25	D ERSKINE
11/10/2001	M&L EXTERIOR	613	
10/27/1995	MEAS/EXT INS	607	
4/28/1994	FIELDREV CHG	600	
1/1/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

