

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KERREBROCK JACK L
Owner 2:	KERREBROCK ROSEMARY REDMOND
Owner 3:	
Street 1:	29 BOYCE FARM RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4812 Type:

PREVIOUS OWNER

Owner 1:	REDMOND ROSEMARY KEOUGH -
Owner 2:	-
Street 1:	29 BOYCE FARM RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4812

NARRATIVE DESCRIPTION

This Parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1962, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 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	7.91	1.000	R3									632,800						632,800	
101	ONE FAM		0.003		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									90						100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	484,100		1.840	632,900	1,117,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 308.87						/Parcel: 308.87	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	467,100	0	1.84	560,100	1,027,200	1,027,200	Year End Roll	10/15/2020
2020	101	FV	462,900	0	1.84	560,100	1,023,000	1,023,000	Year End Roll	9/26/2019
2019	101	FV	423,800	0	1.84	542,500	966,300	966,300	Create Final value 2019	6/4/2019
2018	101	FV	423,800	0	1.84	542,500	966,300	966,300	Year End Roll	9/28/2017
2017	101	FV	419,600	0	1.84	512,100	931,700	931,700	Year End Roll	9/29/2016
2016	101	FV	415,500	0	1.84	496,900	912,400	912,400	Year End Roll	1/14/2016
2015	101	FV	407,100	0	1.84	460,100	867,200	867,200	Year End	10/2/2014
2014	101	FV	390,500	0	1.84	412,100	802,600	802,600	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
REDMOND ROSEMAR	1352-19		4/7/2008	FAMILY		No	No			
LIGHTBODY JOHN	863-75		6/26/1975		85,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/17/2008	3920	RENO-ADD	260,000	C	4/29/2009			remove gar/deck;ad

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2018	MEAS+INSPCTD	622	K Cuoco
4/29/2009	PERMIT VISIT	25	D ERSKINE
6/26/2008	MEAS/EXT INS	100	
11/10/2001	M&L EXTERIOR	613	
10/27/1995	MEAS/EXT INS	607	
12/1/1986	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

