



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1: JAMES ANSON C
Owner 2:
Owner 3:
Street 1: 8 BOYCE FARM RD
Street 2:
Twn/City: LINCOLN
St/Prov: MA Cntry Own Occ: Y
Postal: 01773 Type:

**PREVIOUS OWNER**

Owner 1: REN - DAHAI
Owner 2: FENG - JUNMEI
Street 1: 8 BOYCE FARM RD
Twn/City: LINCOLN
St/Prov: MA Cntry
Postal: 01773

**NARRATIVE DESCRIPTION**

This Parcel contains 1.85 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1965, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 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:						
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		0.013		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									78						100	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	335,600	300	1.850	632,900	968,800	2394	0
Total Card						Entered Lot Size	GIS Ref
Total Parcel						Total Land:	GIS Ref
Source: Market Adj Cost						Land Unit Type:	Insp Date
Total Value per SQ unit /Card: 455.09						/Parcel: 455.09	06/24/19

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	314,900	300	1.85	560,100	875,300	875,300	Year End Roll	10/15/2020
2020	101	FV	288,000	300	1.85	560,100	848,400	848,400	Year End Roll	9/26/2019
2019	101	FV	269,200	300	1.85	542,500	812,000	812,000	Create Final value 2019	6/4/2019
2018	101	FV	241,000	300	1.85	542,500	783,800	783,800	Year End Roll	9/28/2017
2017	101	FV	241,000	300	1.85	512,100	753,400	753,400	Year End Roll	9/29/2016
2016	101	FV	195,300	300	1.85	496,900	692,500	692,500	Year End Roll	1/14/2016
2015	101	FV	187,000	300	1.85	460,100	647,400	647,400	Year End	10/2/2014
2014	101	FV	184,900	300	1.85	412,100	597,300	597,300	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
REN,DAHAI	1511-80		7/12/2017		850,000	No	No			
SMITH,ELIZABETH	1406-138		10/21/2011		595,000	No	No			
SMITH ELIZABETH	1366-74		3/19/2009	FAMILY	100	No	No			
SMITH HAROLD DE	1217-122		12/23/1999	CONVENIENC	1	No	No			
NAPOLI JOSEPH J	713-11		1/19/1965		11,000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/23/2018	7081	MANUAL	12,000	C				Sheet metal work f
2/20/2018	6976	ROOF	8,000	C				Remove & re-roof d
8/24/2015	6206	RENOVATI	20,000	C	3/3/2016			Remodel kitchen an
12/15/2011	4945	MANUAL		C				install wood burni

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/24/2019	INSPECTED	623	M Larson
3/3/2016	PERMIT VISIT	618	G BOURGAULT
5/29/2012	MEAS/EXT INS	618	G BOURGAULT
6/23/2008	MEAS+INSPCTD	25	D ERSKINE
11/10/2001	M&L COMPLETE	613	
10/27/1995	MEAS+INSPCTD	607	
5/11/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	20 - DECK HSE
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:	

**BATH FEATURES**

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

**COMMENTS**

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**OTHER FEATURES**

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

**GENERAL INFORMATION**

Grade:	C+ - AVG. (+)		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic:		Fact:	
Const Mod:			
Lump Sum Adj:			

**CONDO INFORMATION**

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

**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: 9		BRs: 4		Baths: 2		HB					

**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	9	4	1
Totals			
1	9	4	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	5 - LINO/VINYL 25%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

**DEPRECIATION**

Phys Cond:	GD - Good	19.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		19.8%

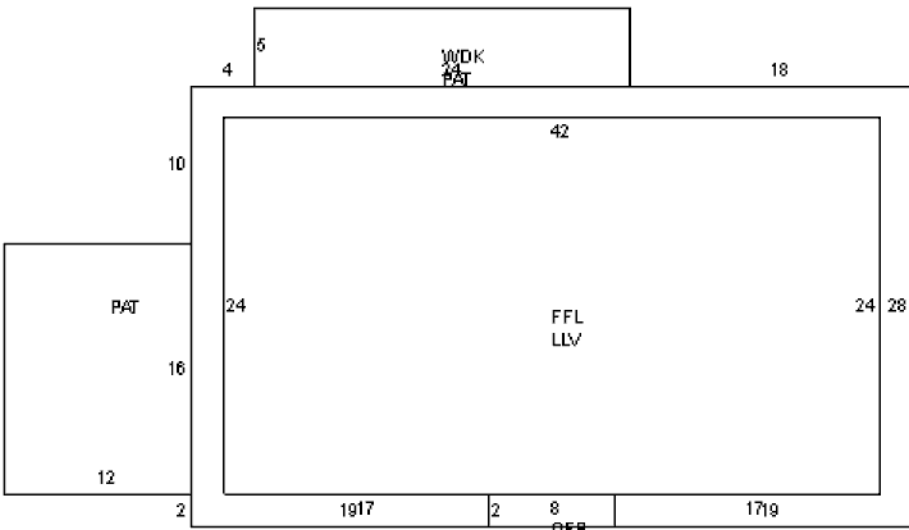
**CALC SUMMARY**

Basic \$ / SQ:	105.00
Size Adj.:	1.22169805
Const Adj.:	1.01250005
Adj \$ / SQ:	129.882
Other Features:	60750
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	418485
Depreciation:	82860
Depreciated Total:	335625

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 636483.4368
Juris. Factor:		Before Depr:	142.87	
Special Features:	0	Val/Su Net:	123.02	
Final Total:	335600	Val/Su SzAd:	263.84	

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,272	129.880	165,210
LLV	LOWR LEVEL	1,008	147.740	148,922
PAT	PATIO	312	7.000	2,184
WDK	WOOD DECK	120	26.130	3,135
OPF	OPEN PORCH	16	15.000	240
Net Sketched Area:		2,728	Total:	319,691
Size Ad	1272	Gross Area	2728	FinArea 2129

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL		1ST FLOOR			
LLV	100	FLA	85	A	0

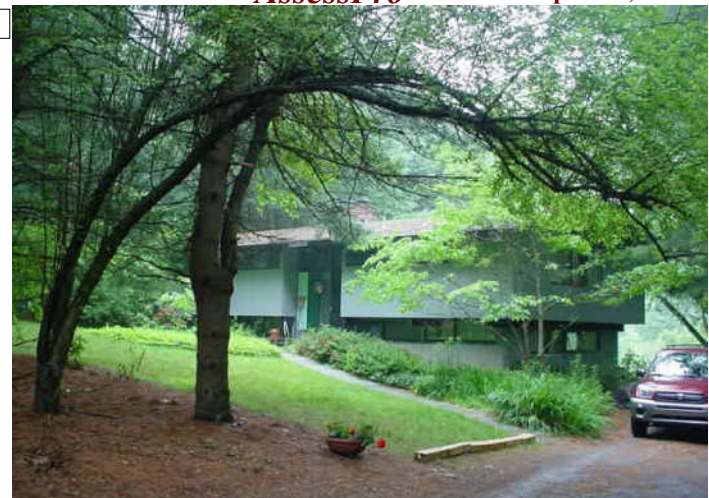
**SPEC FEATURES/YARD ITEMS**

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
2	SHED/FR	D	Y	1	8X8	A	AV	1965	15.00	T	70	101			300			300

**PARCEL ID** 179 22 0

**IMAGE**

AssessPro Patriot Properties, Inc



More:	N	Total Yard Items:	300	Total Special Features:		Total:	300
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