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

RESIDENTIAL

TOTAL ASSESSED: 1,483,900

!346!

Town Of Lincoln

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	746,200	37,300	1.850	700,400	1,483,900
Total Card	746,200	37,300	1.850	700,400	1,483,900
Total Parcel	746,200	37,300	1.850	700,400	1,483,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 353.51 | /Parcel: 353.51

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
2022	101	FV	669,200	44900	1.85	633,200	1,347,300	1,347,300	Year End Roll	10/19/2021
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

PRINT

Date	Time
10/18/22	16:50:27

LAST REV

Date	Time
02/09/22	14:02:59
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
11/12/2021	R-21-0267	ROOF	8,500	C				Strip & re-roof dw
9/21/2021	R-21-0218	WINDOWS	11,000	C				Replace 6 windows;
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	8.75	1.000	R3									700,000						700,000	
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: 700,390	Spl Credit	Total: 700,400

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:	118.00
Size Adj.:	0.90576327
Const Adj.:	1.00800002
Adj $ / SQ:	107.735
Other Features:	76390
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	928152
Depreciation:	181918
Depreciated Total:	746234

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

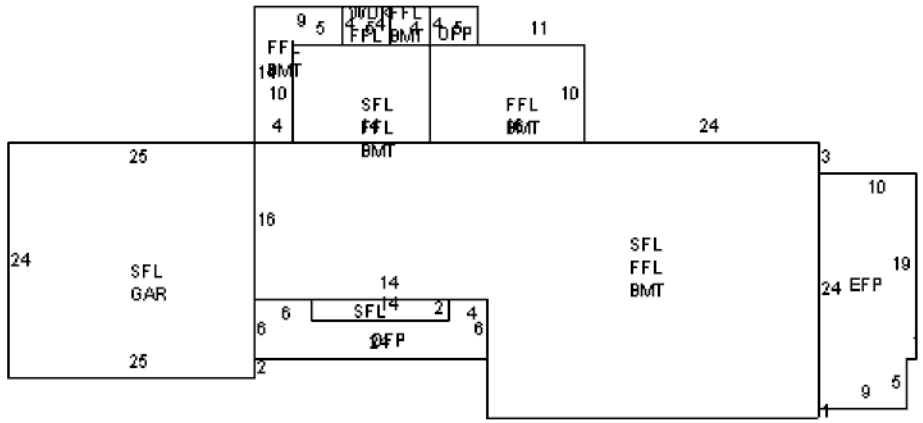
REMODELING

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

RES BREAKDOWN

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

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 1065358.585

Juris. Factor:		Before Depr:	172.38
Special Features:	0	Val/Su Net:	113.56
Final Total:	746200	Val/Su SzAd	193.72

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	2ND FLOOR	2,104	107.740	226,675
FFL	1ST FLOOR	1,748	107.740	188,321
BMT	BASEMENT	1,728	32.320	55,850
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:	503,706
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	36	101			37,300			37,300

More:	N	Total Yard Items:	37,300	Total Special Featues:		Total:	37,300