



PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		BOYCE FARM RD, LINCOLN
OWNERSHIP		
Unit #: _____		
Owner 1: MASSAQUOI STEVE		
Owner 2: SU JING		
Owner 3: _____		
Street 1: 12 BOYCE FARM RD		
Street 2: _____		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: _____ Own Occ: Y
Postal:	01773-4813 Type: _____	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	419,200	1,900	1.937	700,600	1,121,700
Total Card 419,200 1,900 1.937 700,600 1,121,700					
Total Parcel 419,200 1,900 1.937 700,600 1,121,700					
Source: Market Adj Cost		Total Value per SQ unit /Card: 380.75		/Parcel: 380.75	

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

08/12/13	Insp Date
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PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	354,700	2900	1.937	633,400	991,000	991,000	Year End Roll	10/19/2021
2021	101	FV	330,800	2900	1.937	560,600	894,300	894,300	Year End Roll	10/15/2020
2020	101	FV	327,800	2900	1.937	560,600	891,300	891,300	Year End Roll	9/26/2019
2019	101	FV	297,400	2900	1.937	543,000	843,300	843,300	Create Final value 2019	6/4/2019
2018	101	FV	297,400	2900	1.937	543,000	843,300	843,300	Year End Roll	9/28/2017
2017	101	FV	222,600	2900	1.937	512,600	738,100	738,100	Year End Roll	9/29/2016
2016	101	FV	220,600	2900	1.937	497,400	720,900	720,900	Year End Roll	1/14/2016
2015	101	FV	216,500	2900	1.937	460,600	680,000	680,000	Year End	10/2/2014

Parcel ID 179 23 0

PRINT

Date	Time
10/18/22	16:50:36

LAST REV

Date	Time
05/17/22	13:57:53

blakeley 347

NARRATIVE DESCRIPTION

This Parcel contains 1.937 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1963, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 3 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
MASSAQUOI,STEVE	1445-99		11/22/2013	FAMILY	10	No	No	
MASSAQUOI,STEVE	1445-91		11/21/2013	FAMILY	10	No	No	
Perz,Joan	1430-26		1/29/2013		610,000	No	No	
KEAY, DONALD P.	1166-132		1/3/1997		410,000	No	No	
	674-178		9/19/1962		8,000	No	No	

TAX DISTRICT

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
8/9/2016	6528	RENO-ADD	290,000	O	5/18/2017			Extend kitchen, di
3/28/2006	3379	KITCHEN	10,000	C	6/16/2006			Enlarge kitchen, r
2/21/2002	2436	RENOVATI	13,885	C	6/29/2002			basement
6/19/1997	1213	SHED	15,000	C	3/7/1998			3/7/98 100%
4/7/1997	1158-97	WDK	4,000	C	5/27/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2017	PERMIT VISIT	618	G BOURGAULT
1/30/2014	SALES INSP	618	G BOURGAULT
8/12/2013	MEAS/EXT INS	25	D ERSKINE
6/14/2007	MEAS+INSPECTD	100	
6/16/2006	MEAS+INSPECTD	50	
6/29/2002	MEAS+INSPECTD	613	
12/8/2001	M&L COMPLETE	613	
3/7/1998	MEAS/EXT INS	602	
5/27/1997	MEAS/EXT INS	602	

Sign: VERIFICATION OF VISIT NOT DATA

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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	8.75	1.000	R3									700,000						700,000	
101	ONE FAM		0.1		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									600						600	Wetland

Total AC/HA: 1.93655	Total SF/SM: 84356.12	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 3	Total: 700,600	Spl Credit	Total: 700,600
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