



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|------------------------|
| 20 | | BOYCE FARM RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | GOETEMANN MARK |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 20 BOYCE FARM ROAD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773 Type: |

PREVIOUS OWNER

| | |
|-----------|---------------------|
| Owner 1: | GOETEMANN - MARK |
| Owner 2: | GOETEMANN - UNJU |
| Street 1: | 30 OLD SUDBURY ROAD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773 |

NARRATIVE DESCRIPTION

This Parcel contains 1.9 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1964, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 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 | 8.75 | 1.000 | R3 | | | | | | | | | 700,000 | | | | | | 700,000 | |
| 101 | ONE FAM | | 0.053 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R3 | | | | | | | | | 1,590 | | | | | | 1,600 | |
| 101 | ONE FAM | | 0.01 | | ACRES | UNDEV | 0.2 | 0 | 30,000. | 0.200 | R3 | | | | | | | | | 60 | | | | | | 100 | Wetland |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 101 | 11,400 | 115,100 | 1.900 | 701,700 | 828,200 | | 0 |
| Total Card | | | | | | Entered Lot Size | GIS Ref |
| Total Parcel | | | | | | | GIS Ref |
| Source: Market Adj Cost | | | | | | Total Land: | Insp Date |
| Total Value per SQ unit /Card: 651.10 | | | | | | Land Unit Type: | 06/23/08 |
| /Parcel: 651.10 | | | | | | | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2022 | 101 | FV | 7,500 | 123800 | 1.9 | 634,500 | 765,800 | 765,800 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 7,000 | 123800 | 1.9 | 561,700 | 692,500 | 692,500 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 6,900 | 123800 | 1.9 | 561,700 | 692,400 | 692,400 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 6,800 | 123800 | 1.9 | 544,100 | 674,700 | 674,700 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 6,800 | 123800 | 1.9 | 544,100 | 674,700 | 674,700 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 191,000 | 124100 | 1.9 | 513,700 | 828,800 | 828,800 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 188,900 | 300 | 1.9 | 498,500 | 687,700 | 687,700 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 180,600 | 300 | 1.9 | 461,700 | 642,600 | 642,600 | Year End | 10/2/2014 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|--------------|------------|----|-----|-------|-----------------|-------|
| GOETEMANN,MARK | 1497-46 | | 9/21/2016 | DIVORCE/ESTA | | 1 | No | No | | |
| DARLING JR,EUGE | 1476-71 | | 8/3/2015 | CHD>SALE | 476,000 | No | No | | | |
| DECK HOUSE, INC | 715-32 | | 2/19/1965 | | 41,000 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------------|--------|----------|--------|-----|------------|----------|----------|--------------------|
| 10/23/2018 | 7235 | WOOD STO | 900 | C | | | | Install wood stove |
| 3/10/2016 | 6365 | FINISH B | 2,500 | C | 5/18/2017 | | | Finish room in bas |
| 10/30/2015 | 6267 | BARN | 25,000 | C | 5/18/2017 | | | Construct a barn s |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-------------|
| 5/18/2017 | PERMIT VISIT | 618 | G BOURGAULT |
| 5/24/2016 | PERMIT VISIT | 618 | G BOURGAULT |
| 6/23/2008 | MEAS/EXT INS | 25 | D ERSKINE |
| 11/10/2001 | M&L COMPLETE | 613 | |
| 10/27/1995 | MEAS+INSPCTD | 607 | |
| 6/1/1991 | INSPECTED | 601 | |

Sign: VERIFICATION OF VISIT NOT DATA

