178	14	0		1 of 1	RESIDENTIAL	TOTAL ASSESSED:	1,266,600
Map	Lot	Sublot	Building	Unit	CARD	!358!	

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

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	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	566,500		1.840	700,100	1,266,600
Total Card	566,500		1.840	700,100	1,266,600
Total Parcel	566,500		1.840	700,100	1,266,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 350.24 | /Parcel: 350.24

Legal Description

User Acct

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 10/25/18

PREVIOUS ASSESSMENT

Parcel ID 178 14 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	484,100	0	1.84	632,900	1,117,000	1,117,000	Year End Roll	10/19/2021
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

PRINT

Date	Time
10/18/22	16:52:26

LAST REV

Date	Time
10/25/18	14:04:55

apro

358

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

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			

USER DEFINED

Prior Id # 1:	113 7 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
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 __/__/__

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		0.003		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									90						100	

Total AC/HA:	1.83955	Total SF/SM:	80130.80	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	700,090	Spl Credit		Total:	700,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - RANCH		
Sty Ht:	1 - 1		
(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:	1962	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:	1 - DRYWALL	50	%
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			%
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:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

Full Bath	3	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:	AVERAGE
A Kits:		Rating:	
Frpl:	3	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	VG - Very Good	15.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	15	%

CALC SUMMARY

Basic $ / SQ:	118.00
Size Adj.:	0.93750000
Const Adj.:	1.01999998
Adj $ / SQ:	112.838
Other Features:	61266
Grade Factor:	1.20
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	666464
Depreciation:	99970
Depreciated Total:	566495

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:	8	BRs:	3	Baths:	3	HB	1

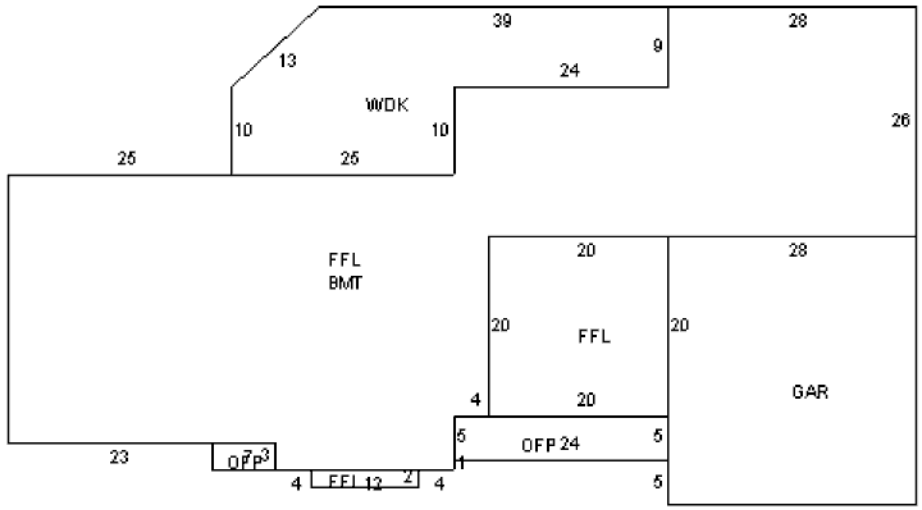
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	1
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 732686.3095

Juris. Factor:		Before Depr:	135.41
Special Features:	0	Val/Su Net:	74.51
Final Total:	566500	Val/Su SzAd	177.03

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	3,200	112.840	361,080
BMT	BASEMENT	2,776	32.440	90,056
GAR	GARAGE	840	36.000	30,240
WDK	WOOD DECK	646	16.460	10,631
OFP	OPEN PORCH	141	15.000	2,115

Net Sketched Area:	7,603			Total:	494,122
Size Ad	3200	Gross Area	7603	FinArea	3616

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	15	A	0

IMAGE

AssessPro Patriot Properties, Inc

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

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

178 14 0