



PROPERTY LOCATION

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

OWNERSHIP

Unit #: _____

Owner 1: FALLON ROBERT MARK
 Owner 2: MONAGHAN JENNIFER
 Owner 3: _____

Street 1: 23 BOYCE FARM RD
 Street 2: _____

Twn/City: LINCOLN
 St/Prov: MA Cntry: _____ Own Occ: Y
 Postal: 01773-4812 Type: _____

PREVIOUS OWNER

Owner 1: MUTSCHLER LOUIS H -
 Owner 2: MUTSCHLER PHYLLIS -
 Street 1: 23 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) CONVENT'NL Building Built about 1962, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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	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	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	
101	449,000	8,000	1.840	700,100	1,157,100	
Total Card		449,000	8,000	1.840	700,100	1,157,100
Total Parcel		697,200	8,600	1.840	700,100	1,405,900
Source: Market Adj Cost		Total Value per SQ unit /Card:		386.22	/Parcel: 356.01	

Legal Description

Entered Lot Size _____
 Total Land: _____
 Land Unit Type: _____

User Acct

GIS Ref _____
 GIS Ref _____
 Insp Date 09/12/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	611,600	11600	1.84	632,900	1,256,100	1,256,100	Year End Roll	10/19/2021
2021	101	FV	585,800	11600	1.84	560,100	1,157,500	1,157,500	Year End Roll	10/15/2020
2020	101	FV	556,200	11600	1.84	560,100	1,127,900	1,127,900	Year End Roll	9/26/2019
2019	101	FV	414,200	11600	1.84	542,500	968,300	968,300	Create Final value 2019	6/4/2019
2018	101	FV	414,200	11600	1.84	542,500	968,300	968,300	Year End Roll	9/28/2017
2017	101	FV	394,900	13300	1.84	512,100	920,300	920,300	Year End Roll	9/29/2016
2016	101	FV	388,300	13300	1.84	496,900	898,500	898,500	Year End Roll	1/14/2016
2015	101	FV	375,300	13300	1.84	460,100	848,700	848,700	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MUTSCHLER LOUIS	1393-107		12/8/2010		883,000	No	No			Death cert recorded bk820 pg113 cer
HARRIS ROGER	820-113		6/23/1972		76,500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/30/2018	7086	ROOF	27,000	C				Strip & re-roof dw
12/28/2016	6654	APARTMEN	171,000	C	12/18/2017			Convert existing p
10/2/1998	1543	POOL	55,000	C	2/27/1999			also enclosure

ACTIVITY INFORMATION

Date	Result	By	Name
9/12/2018	MEAS/EXT INS	622	K Cuoco
5/18/2017	MEAS/EXT INS	4	JG
6/24/2008	MEAS+INSPCTD	25	D ERSKINE
11/10/2001	M&L EXTERIOR	613	
2/27/1999	MEAS/EXT INS	602	
12/15/1995	MEAS+INSPCTD	606	
12/7/1990	INSPECTED	601	

Sign: _____ VERIFICATION OF VISIT NOT DATA _____/_____/_____

USER DEFINED

Prior Id # 1: 113 8 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: _____

