



PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		BOYCE FARM RD, LINCOLN
Unit #:		
Owner 1: GRANDEAU SETH C		
Owner 2: GRANDEAU TRACY AM		
Owner 3:		
Street 1: 8 BOYCE FARM RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	386,700	300	1.850	700,100	1,087,100	z394	0
Total Card							386,700
Total Parcel							386,700
Source: Market Adj Cost							Total Value per SQ unit /Card: 510.66 /Parcel: 510.66
Entered Lot Size							
Total Land:							
Land Unit Type:							

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	06/24/19

PREVIOUS OWNER

Owner 1:	JAMES - ANSON C
Owner 2:	-
Street 1:	8 BOYCE FARM RD
Twn/City:	LINCOLN
St/Prov:	MA
Postal:	01773

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	335,600	300	1.85	632,900	968,800	968,800	Year End Roll	10/19/2021
2021	101	FV	314,900	300	1.85	560,100	875,300	875,300	Year End Roll	10/15/2020
2020	101	FV	288,000	300	1.85	560,100	848,400	848,400	Year End Roll	9/26/2019
2019	101	FV	269,200	300	1.85	542,500	812,000	812,000	Create Final value 2019	6/4/2019
2018	101	FV	241,000	300	1.85	542,500	783,800	783,800	Year End Roll	9/28/2017
2017	101	FV	241,000	300	1.85	512,100	753,400	753,400	Year End Roll	9/29/2016
2016	101	FV	195,300	300	1.85	496,900	692,500	692,500	Year End Roll	1/14/2016
2015	101	FV	187,000	300	1.85	460,100	647,400	647,400	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
JAMES, ANSON C	1584-151		1/26/2022		1,180,000	No	No			
REN, DAHAI	1511-80		7/12/2017		850,000	No	No			
SMITH, ELIZABETH	1406-138		10/21/2011		595,000	No	No			
SMITH ELIZABETH	1366-74		3/19/2009	FAMILY	100	No	No			
SMITH HAROLD DE	1217-122		12/23/1999	CONVENIENC	1	No	No			
NAPOLI JOSEPH J	713-11		1/19/1965		11,000	No	No			

NARRATIVE DESCRIPTION

This Parcel contains 1.85 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1965, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/23/2018	7081	MANUAL	12,000	C				Sheet metal work f
2/20/2018	6976	ROOF	8,000	C				Remove & re-roof d
8/24/2015	6206	RENOVATI	20,000	C	3/3/2016			Remodel kitchen an
12/15/2011	4945	MANUAL		C				install wood burni

ACTIVITY INFORMATION

Date	Result	By	Name
6/24/2019	INSPECTED	623	M Larson
3/3/2016	PERMIT VISIT	618	G BOURGAULT
5/29/2012	MEAS/EXT INS	618	G BOURGAULT
6/23/2008	MEAS+INSPECTD	25	D ERSKINE
11/10/2001	M&L COMPLETE	613	
10/27/1995	MEAS+INSPECTD	607	
5/11/1991	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 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		0.013		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									78						100	Wetland

Total AC/HA:	1.84955	Total SF/SM:	80566.40	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	700,078	Spl Credit	Total:	700,100
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