

Town Of Lincoln



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|------------------------|
| 5 | | BOYCE FARM RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | ALTMAN JULIA G |
| Owner 2: | ALTMAN SYLVIA I |
| Owner 3: | |
| Street 1: | 5 BOYCE FARM RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773 Type: |

PREVIOUS OWNER

| | |
|-----------|----------------------|
| Owner 1: | HARVEY FRANK L - |
| Owner 2: | HARVEY ADELE P - |
| Street 1: | 6254 WILLOWGATE LANE |
| Twn/City: | DALLAS |
| St/Prov: | TX Cntry |
| Postal: | 75230 Type: |

NARRATIVE DESCRIPTION

This Parcel contains 1.96 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1965, Having Primarily WOOD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 12 Rooms, and 5 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 | | 0.123 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R3 | | | | | | | | | 3,690 | | | | | | 3,700 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct | | | | |
|-------------------------|----------------|------------|--------------------------------|------------|-------------|-------------------|-----------|---------|-----------------|------------------|--|
| 101 | 610,800 | 600 | 1.960 | 703,700 | 1,315,100 | 2718 | 0 | | | | |
| | | | | | | | GIS Ref | | | | |
| | | | | | | | GIS Ref | | | | |
| Total Card | | | | | 610,800 | 600 | 1.960 | 703,700 | 1,315,100 | Entered Lot Size | |
| Total Parcel | | | | | 610,800 | 600 | 1.960 | 703,700 | 1,315,100 | Total Land: | |
| Source: Market Adj Cost | | | Total Value per SQ unit /Card: | | | 318.12 | /Parcel: | 318.12 | Land Unit Type: | | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2022 | 101 | FV | 523,200 | 600 | 1.96 | 636,500 | 1,160,300 | 1,160,300 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 510,000 | 600 | 1.96 | 563,700 | 1,074,300 | 1,074,300 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 502,200 | 600 | 1.96 | 563,700 | 1,066,500 | 1,066,500 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 494,300 | 600 | 1.96 | 546,100 | 1,041,000 | 1,041,000 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 494,300 | 600 | 1.96 | 546,100 | 1,041,000 | 1,041,000 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 486,500 | 600 | 1.96 | 515,700 | 1,002,800 | 1,002,800 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 482,600 | 600 | 1.96 | 500,500 | 983,700 | 983,700 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 470,900 | 600 | 1.96 | 463,700 | 935,200 | 935,200 | Year End | 10/2/2014 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-----------------|-------|
| HARVEY FRANK L, | 1221-195 | | 5/18/2000 | | 640,000 | No | No | | | |
| FLEMING WILLIAM | 905-25 | | 6/2/1978 | | 163,500 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------------|--------|----------|--------|-----|------------|----------|----------|--------------------|
| 8/16/2011 | 4826 | RENOVATI | 55,630 | C | 6/7/2012 | | | repair & replace d |
| 11/4/2010 | 4599 | MANUAL | 16,800 | C | 7/6/2011 | | | underpin approxima |
| 11/24/2004 | 3092 | RENOVATI | 25,000 | C | 6/4/2005 | | | garage to living s |
| 6/6/2000 | 1997 | RENOVATI | 35,000 | C | 7/6/2001 | | | REMODEL KITCHEN AN |
| 6/6/2000 | 1995 | ROOF | | C | 7/6/2001 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|---------------|-----|-----------|
| 6/7/2012 | MEAS/EXT INS | 25 | D ERSKINE |
| 7/6/2011 | MEAS/EXT INS | 25 | D ERSKINE |
| 11/13/2008 | MEAS/EXT INS | 25 | D ERSKINE |
| 6/4/2005 | MEAS+INSPECTD | 615 | |
| 7/6/2001 | MEAS/EXT INS | 613 | |
| 10/30/1995 | MEAS+INSPECTD | 607 | |
| 11/8/1991 | INSPECTED | 601 | |

Sign: VERIFICATION OF VISIT NOT DATA

