



PROPERTY LOCATION

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

OWNERSHIP

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	9.5	1.000	R3									760,000						760,000	
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	452,100	8,000	1.840	760,100	1,220,200
Total Card		452,100	8,000	1.840	760,100
Total Parcel		738,300	8,600	1.840	1,507,000
Source: Market Adj Cost		Total Value per SQ unit /Card: 407.28		/Parcel: 381.62	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	697,200	8600	1.84	700,100	1,405,900	1,405,900	Year end	11/3/2022
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

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
MUTSCHLER LOUIS	1393-107		12/8/2010		883,000	No	No	
HARRIS ROGER	820-113		6/23/1972		76,500	No	No	

TAX DISTRICT

Assoc PCL Value	Notes
	Death cert recorded bk820 pg113 cer

PAT ACCT.

PRINT	Date	Time
	09/13/23	17:10:15
LAST REV	Date	Time
	10/19/18	12:33:01
apro		
		359

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

EXTERIOR INFORMATION

Table with 2 columns: Field, Value. Includes: Type: 22 - CONVENT'NL, Sty Ht: 2 - 2, (Liv) Units: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 2 - CLAPBOARD, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir: .

BATH FEATURES

Table with 3 columns: Feature, Count, Rating. Includes: Full Bath: 2, 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.

COMMENTS

Empty table for comments.

OTHER FEATURES

Table with 3 columns: Feature, Count, Rating. Includes: Kits: 1, Rating: AVERAGE, A Kits: , Rating: , Frpl: 2, Rating: AVERAGE, WSFlue: , Rating: .

GENERAL INFORMATION

Table with 2 columns: Field, Value. Includes: Grade: B- - GOOD (-), Year Blt: 1962, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdict: , Fact: , Const Mod: , Lump Sum Adj: .

CONDO INFORMATION

Table with 2 columns: Field, Value. Includes: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name: .

RESIDENTIAL GRID

Table with columns: 1st Res Grid, Desc, Line 1, # Units. Includes: Level: FY LR DR D K FR RR BR FB HB L O, Other, Upper, Lvl 2, Lvl 1, Lower, Totals: RMs: 8, BRs: 4, Baths: 2, HB 1.

INTERIOR INFORMATION

Table with 2 columns: Field, Value. Includes: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: %, Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors: , Bsmnt Flr: .

DEPRECIATION

Table with 3 columns: Category, Value, %. Includes: Phys Cond: GD - Good, 21%, Functional: , Economic: , Special: , Override: , Total: 21%.

REMODELING

Table with 2 columns: Category, Value. Includes: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General: .

RES BREAKDOWN

Table with columns: No Unit, RMS, BRS, FL. Includes: Totals: 1, 8, 4.

SKETCH

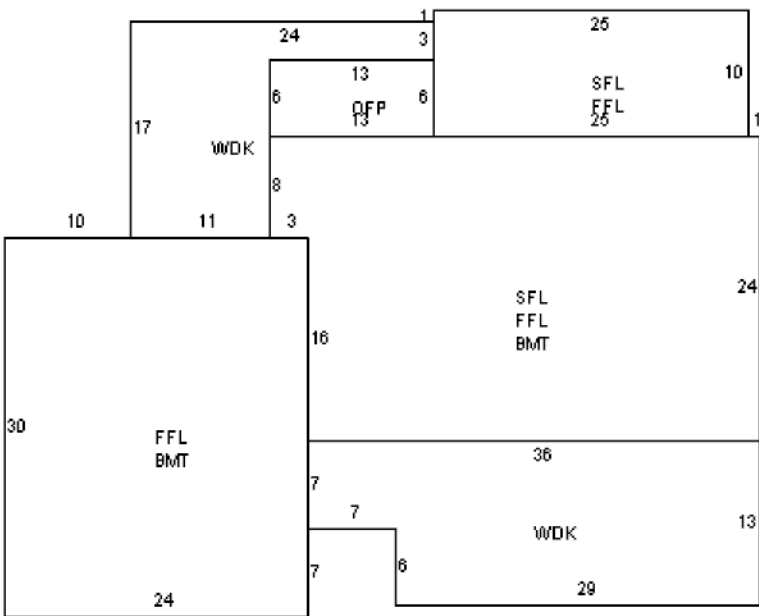


Table with 2 columns: Field, Value. Includes: Bsmnt Gar: , Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 1 - OIL, Heat Type: 1 - FORCED H/A, # Heat Sys: 1, % Heated: 100, % AC: 100, Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0.

CALC SUMMARY

Table with 2 columns: Field, Value. Includes: Basic \$ / SQ: 126.00, Size Adj.: 0.95026702, Const Adj.: 1.01999998, Adj \$ / SQ: 122.128, Other Features: 50049, Grade Factor: 1.20, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 572312, Depreciation: 120186, Depreciated Total: 452126.

COMPARABLE SALES

Table with columns: Rate, Parcel ID, Typ, Date, Sale Price. Includes: WtAv\$/SQ: , AvRate: , Ind.Val: 0.00000, Juris. Factor: , Before Depr: 146.55, Special Features: 0, Val/Su Net: 84.76, Final Total: 452100, Val/Su SzAd: 150.90.

SUB AREA

Table with columns: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten. Includes: 1ST FLOOR (1,858, 122.130, 226,914), BASEMENT (1,608, 30.530, 49,096), 2ND FLOOR (1,138, 122.130, 138,982), WOOD DECK (652, 16.440, 10,716), OPEN PORCH (78, 15.000, 1,170). Net Sketched Area: 5,334, Total: 426,878. Size Ad: 2996, Gross Area: 5334, FinArea: 2996.

SUB AREA DETAIL

Table with 7 columns: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten. Includes empty rows for detail.

SPEC FEATURES/YARD ITEMS

Table with columns: 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. Includes: 2 SHED/FR (D Y, 1, 16X4, F, AV, 1962, 13.50, T, 70, 101, 300), 4 GARAGE/L (D Y, 1, 529, A, AV, 1990, 28.00, T, 48, 101, 7,700).

PARCEL ID

178 15 0

Summary table: More: N, Total Yard Items: 8,600, Total Special Features: , Total: 8,600.

IMAGE

AssessPro Patriot Properties, Inc

