



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|------------------------|
| 4 | | BOYCE FARM RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | STETSON DAVID B |
| Owner 2: | STETSON ATHENA N |
| Owner 3: | |
| Street 1: | 4 BOYCE FARM RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-4813 Type: |

PREVIOUS OWNER

| | |
|-----------|-------|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

NARRATIVE DESCRIPTION

This Parcel contains 1.85 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1963, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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 Infru | 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 | | 0.013 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R3 | | | | | | | | | 390 | | | | | | 400 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 101 | 926,200 | 15,500 | 1.850 | 760,400 | 1,702,100 | | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | | | | Land Unit Type: | |
| Total Value per SQ unit /Card: 339.81 | | | | | | /Parcel: 339.81 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2023 | 101 | FV | 919,800 | 15500 | 1.85 | 700,400 | 1,635,700 | 1,635,700 | Year end | 11/3/2022 |
| 2022 | 101 | FV | 822,000 | 15500 | 1.85 | 633,200 | 1,470,700 | 1,470,700 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 792,800 | 15500 | 1.85 | 560,400 | 1,368,700 | 1,368,700 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 786,200 | 15500 | 1.85 | 560,400 | 1,362,100 | 1,362,100 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 767,500 | 15500 | 1.85 | 542,800 | 1,325,800 | 1,325,800 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 767,500 | 15500 | 1.85 | 542,800 | 1,325,800 | 1,325,800 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 713,800 | 15500 | 1.85 | 512,400 | 1,241,700 | 1,241,700 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 692,500 | 15500 | 1.85 | 497,200 | 1,205,200 | 1,205,200 | Year End Roll | 1/14/2016 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|---------------|-----------|------|-----------|-----------|------------|----|-----|-------|-----------------|-------|
| BERMAN DONALD | 972-39 | | 7/14/1983 | | 265,000 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------------|-----------|----------|--------|-----|------------|----------|----------|--------------------|
| 10/21/2022 | R-22-0255 | DOORS | 21,932 | C | | | | Replace 2 patio do |
| 9/6/2018 | 7191 | ROOF | 19,900 | C | | | | Strip & re-roof dw |
| 5/14/2018 | 7072 | MANUAL | 9,191 | C | 7/2/2018 | | | Replace the water |
| 3/5/2007 | 3619 | RENOVATI | 22,000 | C | | | | reno 1/2 bath on 1 |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 4/13/2018 | MEAS/EXT INS | 622 | K Cuoco |
| 11/13/2008 | MEAS/EXT INS | 25 | D ERSKINE |
| 11/9/2002 | ENTRY DENIED | 615 | |
| 12/13/2001 | M&L COMPLETE | 613 | |
| 12/15/1995 | ENTRY DENIED | 606 | |
| 12/8/1989 | INSPECTED | 601 | |

Sign: VERIFICATION OF VISIT NOT DATA

