

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MACLAURIN KURT
Owner 2:	MACLAURIN SARAH A
Owner 3:	
Street 1:	11 BOYCE FARM RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4812 Type:

PREVIOUS OWNER

Owner 1:	MACLAURIN - KURT
Owner 2:	-
Street 1:	11 BOYCE FARM RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4812

NARRATIVE DESCRIPTION

This parcel contains 1.85 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1966, having primarily WOOD SHING Exterior and 4198 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.013		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									455						500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.850	805,700	39,900	798,900	1,644,500
Total Card 1.850 805,700 39,900 798,900 1,644,500					
Total Parcel 1.850 805,700 39,900 798,900 1,644,500					
Source: Market Adj Cost		Total Value per SQ unit /Card: 391.77		/Parcel: 391.77	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	761,600	37300	1.85	775,700	1,574,600		Year End Roll	12/2/2024
2024	101	FV	751,400	37300	1.85	760,400	1,549,100		Year end	11/9/2023
2023	101	FV	746,200	37300	1.85	700,400	1,483,900	1,483,900	Year end	11/3/2022
2022	101	FV	669,200	44900	1.85	633,200	1,347,300	1,347,300	Year End Roll	10/19/2021
2021	101	FV	628,200	44900	1.85	560,400	1,233,500	1,233,500	Year End Roll	10/15/2020
2020	101	FV	623,000	44900	1.85	560,400	1,228,300	1,228,300	Year End Roll	9/26/2019
2019	101	FV	566,300	44900	1.85	542,800	1,154,000	1,154,000	Create Final va	6/4/2019
2018	101	FV	566,300	44900	1.85	542,800	1,154,000	1,154,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MACLAURIN,KURT	1611-38		2/2/2024	CONVENIENC		1	No	No	
DECK,MARK J	1491-69		6/17/2016	CHD>SALE	1,395,000	No	No		
GURSKI RICHARD	1009-132		2/14/1986		400,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/30/2024	E-24-0229	MANUAL	3,100	C				
3/21/2024	R-21-0038	MANUAL	13,200	C				Install new footin
3/6/2024	R-24-0038	GARAGE	13,200	C				Temp support garag
2/14/2023	R-23-0033	FINISH B	7,000	O				Basement remodelin
8/8/2022	R-22-0182	BATH	17,600	O	11/1/2022			Bathroom remodel
11/12/2021	R-21-0267	ROOF	8,500	C				Strip & re-roof dw
9/21/2021	R-21-0218	WINDOWS	11,000	C				Replace 6 windows;
3/25/2019	R-19-0015	WINDOWS	17,000	C				Replace 4 windows
3/28/2017	6706	DEMOLITI	5,850	C	5/18/2017			Demolish and fill
12/28/2016	6653	SOLAR PA	12,000	C	2/16/2017			Install solar pane

ACTIVITY INFORMATION

Date	Result	By	Name
12/14/2018	PERMIT VISIT	622	K Cuoco
5/18/2017	PERMIT VISIT	618	G BOURGAULT
1/3/2017	SALES INSP	618	G BOURGAULT
6/17/2008	MEAS+INSPCTD	100	
11/17/2001	M&L COMPLETE	613	
5/8/1999	MEAS+INSPCTD	602	
10/27/1995	MEAS+INSPCTD	607	
12/14/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	113 10 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:	
CivilDistrict:	
Ratio:	

