

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MASSAQUOI STEVE
Owner 2:	SU JING
Owner 3:	
Street 1:	12 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 1.937 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1963, having primarily CLAPBOARD Exterior and 2946 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

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
				Sewer		
				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		0.1		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									700						700	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.937	497,200	2,100	799,100	1,298,400
Total Card	1.937	497,200	2,100	799,100	1,298,400
Total Parcel	1.937	497,200	2,100	799,100	1,298,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		440.73	/Parcel: 440.73

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	469,700	1900	1.937	775,900	1,247,500		Year End Roll	12/2/2024
2024	101	FV	457,800	1900	1.937	760,600	1,220,300		Year end	11/9/2023
2023	101	FV	419,200	1900	1.937	700,600	1,121,700	1,121,700	Year end	11/3/2022
2022	101	FV	354,700	2900	1.937	633,400	991,000	991,000	Year End Roll	10/19/2021
2021	101	FV	330,800	2900	1.937	560,600	894,300	894,300	Year End Roll	10/15/2020
2020	101	FV	327,800	2900	1.937	560,600	891,300	891,300	Year End Roll	9/26/2019
2019	101	FV	297,400	2900	1.937	543,000	843,300	843,300	Create Final va	6/4/2019
2018	101	FV	297,400	2900	1.937	543,000	843,300	843,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MASSAQUOI,STEVE	1445-99		11/22/2013	FAMILY	10	No	No		
MASSAQUOI,STEVE	1445-91		11/21/2013	FAMILY	10	No	No		
Perz,Joan	1430-26		1/29/2013		610,000	No	No		
KEAY, DONALD P.	1166-132		1/3/1997		410,000	No	No		
	674-178		9/19/1962		8,000	No	No		

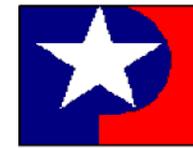
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/9/2016	6528	RENO-ADD	290,000	O	5/18/2017			Extend kitchen, di
3/28/2006	3379	KITCHEN	10,000	C	6/14/2007			Enlarge kitchen, r
2/21/2002	2436	RENOVATI	13,885	C	6/29/2002			basement
6/19/1997	1213	SHED	15,000	C	3/7/1998			3/7/98 100%
4/7/1997	1158-97	WDK	4,000	C	5/27/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2017	PERMIT VISIT	618	G BOURGAULT
1/30/2014	SALES INSP	618	G BOURGAULT
8/12/2013	MEAS/EXT INS	25	D ERSKINE
6/14/2007	MEAS+INSPCTD	100	
6/16/2006	MEAS+INSPCTD	50	
6/29/2002	MEAS+INSPCTD	613	
12/8/2001	M&L COMPLETE	613	
3/7/1998	MEAS/EXT INS	602	
5/27/1997	MEAS/EXT INS	602	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	113 11 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:	

Parcel ID 179 23 0
 Entered Lot Size
 Total Land:
 Land Unit Type:
 08/12/13
 !347!
 PRINT
 Date 09/26/25 Time 14:32:12
 LAST REV
 Date 06/13/25 Time 11:15:50
 apro
 347
 PAT ACCT.

