

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRAISED:

938,400 /

938,400

USE VALUE:

938,400 /

938,400

ASSESSED:

938,400 /

938,400

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GOETEMANN MARK
Owner 2:	
Owner 3:	
Street 1:	20 BOYCE FARM ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	GOETEMANN - MARK
Owner 2:	GOETEMANN - UNJU
Street 1:	30 OLD SUDBURY ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.9 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1964, having primarily WOOD Exterior and 1272 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 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
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		0.053		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									1,855						1,900	
101	ONE FAM		0.01		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									70						100	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.900	14,900	123,100	800,400	938,400
Total Card 1.900 14,900 123,100 800,400 938,400					
Total Parcel 1.900 14,900 123,100 800,400 938,400					
Source: Market Adj Cost		Total Value per SQ unit /Card: 737.74		/Parcel: 737.74	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	13,600	115100	1.9	777,200	905,900		Year End Roll	12/2/2024
2024	101	FV	13,500	115100	1.9	761,700	890,300		Year end	11/9/2023
2023	101	FV	11,400	115100	1.9	701,700	828,200	828,200	Year end	11/3/2022
2022	101	FV	7,500	123800	1.9	634,500	765,800	765,800	Year End Roll	10/19/2021
2021	101	FV	7,000	123800	1.9	561,700	692,500	692,500	Year End Roll	10/15/2020
2020	101	FV	6,900	123800	1.9	561,700	692,400	692,400	Year End Roll	9/26/2019
2019	101	FV	6,800	123800	1.9	544,100	674,700	674,700	Create Final va	6/4/2019
2018	101	FV	6,800	123800	1.9	544,100	674,700	674,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOETEMANN,MARK	1497-46		9/21/2016	DIVORCE/ESTA		1	No	No	
DARLING JR,EUGE	1476-71		8/3/2015	CHD>SALE	476,000	No	No		
DECK HOUSE, INC	715-32		2/19/1965		41,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/11/2024	G-24-0044	MANUAL	8,000	C				
6/10/2024	R-24-0109	RENOVATI	2,500	O				Transfer permit to
6/3/2024	R-24-0112	MANUAL	2,500	C				
10/31/2023	R-23-0269	ROOF	23,000	C				Strip existing roo
10/23/2018	7235	WOOD STO	900	C				Install wood stove
3/10/2016	6365	FINISH B	2,500	C	5/18/2017			Finish room in bas
10/30/2015	6267	BARN	25,000	C	5/18/2017			Construct a barn s

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2017	PERMIT VISIT	618	G BOURGAULT
5/24/2016	PERMIT VISIT	618	G BOURGAULT
6/23/2008	MEAS/EXT INS	25	D ERSKINE
11/10/2001	M&L COMPLETE	613	
10/27/1995	MEAS+INSPCTD	607	
6/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	113 12 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:	

