

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LACKNER GRAYBIEL JAMES R
Owner 2:	LACKNER GRAYBIEL ANN M
Owner 3:	
Street 1:	32 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 SPLIT LEVEL Building built about 1965, having primarily WOOD SHING Exterior and 2264 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 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		0.013		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									455						500	

Total AC/HA:	1.84955	Total SF/SM:	80566	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	798,855	SpI Credit	Total:	798,900
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.850	566,300	15,900	798,900	1,381,100
Total Card	1.850	566,300	15,900	798,900	1,381,100
Total Parcel	1.850	566,300	15,900	798,900	1,381,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		610.03	/Parcel: 610.03

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	532,600	15000	1.85	775,700	1,323,300		Year End Roll	12/2/2024
2024	101	FV	532,600	15000	1.85	760,400	1,308,000		Year end	11/9/2023
2023	101	FV	497,500	15000	1.85	700,400	1,212,900	1,212,900	Year end	11/3/2022
2022	101	FV	452,900	15800	1.85	633,200	1,101,900	1,101,900	Year End Roll	10/19/2021
2021	101	FV	386,200	15800	1.85	560,400	962,400	962,400	Year End Roll	10/15/2020
2020	101	FV	396,400	15800	1.85	560,400	972,600	972,600	Year End Roll	9/26/2019
2019	101	FV	377,900	15800	1.85	542,800	936,500	936,500	Create Final va	6/4/2019
2018	101	FV	377,900	15800	1.85	542,800	936,500	936,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCCAUSLAND GORD	854-155		9/30/1974		82,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/12/2024	E-24-238			C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2017	MEAS/EXT INS	4	JG
6/24/2008	MEAS/EXT INS	25	D ERSKINE
11/10/2001	M&L EXTERIOR	613	
10/27/1995	MEAS/EXT INS	607	
4/28/1994	FIELDREV CHG	600	
1/1/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1:	113 14 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:	

**Legal Description**

**User Acct**

0

**GIS Ref**

**GIS Ref**

**Entered Lot Size**

**Total Land:**

**Land Unit Type:**

**Parcel ID** 178 11 0

**PRINT**

Date	Time
09/26/25	14:32:29

**LAST REV**

Date	Time
07/09/25	13:39:42

apro

350

**PAT ACCT.**

!350!

