

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LENINGTON TR CAROLYN J
Owner 2:	CAVALLARO TR KRISTEN LENINGTON
Owner 3:	MARTIN TR KAREN LENINGTON
Street 1:	31 BOYCE FARM RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4812 Type:

PREVIOUS OWNER

Owner 1:	LENINGTON TR - CAROLYN J
Owner 2:	-
Street 1:	31 BOYCE FARM RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4812

NARRATIVE DESCRIPTION

This parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1964, having primarily WOOD SHING Exterior and 2545 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 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
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		0.003		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									105						100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
101	1.840	402,400	6,500	798,500	1,207,400	
Total Card		1.840	402,400	6,500	798,500	1,207,400
Total Parcel		1.840	402,400	6,500	798,500	1,207,400
Source: Market Adj Cost		Total Value per SQ unit /Card:		474.46	/Parcel: 474.46	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	380,300	6100	1.84	775,300	1,161,700		Year End Roll	12/2/2024
2024	101	FV	375,200	6100	1.84	760,100	1,141,400		Year end	11/9/2023
2023	101	FV	372,700	6100	1.84	700,100	1,078,900	1,078,900	Year end	11/3/2022
2022	101	FV	332,500	6100	1.84	632,900	971,500	971,500	Year End Roll	10/19/2021
2021	101	FV	327,800	6100	1.84	560,100	894,000	894,000	Year End Roll	10/15/2020
2020	101	FV	325,200	6100	1.84	560,100	891,400	891,400	Year End Roll	9/26/2019
2019	101	FV	306,700	6100	1.84	542,500	855,300	855,300	Create Final va	6/4/2019
2018	101	FV	306,700	6100	1.84	542,500	855,300	855,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LENINGTON TR,CA	01557-154		4/23/2025	CONVENIENC	99	No	No		
LENINGTON,CAROL	1557-154		5/13/2020	FAMILY	99	No	No		
LENINGTON ROBER	1395-32		1/10/2011	FAMILY	100	No	No		
LENINGTON ROBER	1068-121		4/18/1990	FAMILY		No	No		

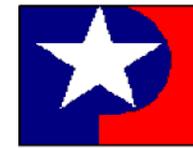
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/16/2022	R-22-0282	DEMOLITI	5,000	O	1/8/2023			Demo unsafe carpor
9/28/2009	4283	WDK	10,000	C	7/21/2010			construct open por

ACTIVITY INFORMATION

Date	Result	By	Name
12/11/2018	MEAS/EXT INS	622	K Cuoco
7/21/2010	MEAS/EXT INS	25	D ERSKINE
6/24/2008	MEAS+INSPCTD	25	D ERSKINE
11/10/2001	M&L COMPLETE	613	
10/27/1995	MEAS+INSPCTD	607	
1/2/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	113 6 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:	

