

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KERREBROCK JACK L
Owner 2:	KERREBROCK ROSEMARY REDMOND
Owner 3:	
Street 1:	29 BOYCE FARM RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4812 Type:

PREVIOUS OWNER

Owner 1:	REDMOND ROSEMARY KEOUGH -
Owner 2:	-
Street 1:	29 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 RANCH Building built about 1962, having primarily WOOD SHING Exterior and 3616 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 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	671,000		798,500	1,469,500
Total Card 1.840 671,000 798,500 1,469,500					
Total Parcel 1.840 671,000 798,500 1,469,500					
Source: Market Adj Cost		Total Value per SQ unit /Card: 406.34		/Parcel: 406.34	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	632,800	0	1.84	775,300	1,408,100		Year End Roll	12/2/2024
2024	101	FV	617,200	0	1.84	760,100	1,377,300		Year end	11/9/2023
2023	101	FV	566,500	0	1.84	700,100	1,266,600	1,266,600	Year end	11/3/2022
2022	101	FV	484,100	0	1.84	632,900	1,117,000	1,117,000	Year End Roll	10/19/2021
2021	101	FV	467,100	0	1.84	560,100	1,027,200	1,027,200	Year End Roll	10/15/2020
2020	101	FV	462,900	0	1.84	560,100	1,023,000	1,023,000	Year End Roll	9/26/2019
2019	101	FV	423,800	0	1.84	542,500	966,300	966,300	Create Final va	6/4/2019
2018	101	FV	423,800	0	1.84	542,500	966,300	966,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REDMOND ROSEMAR	1352-19		4/7/2008	FAMILY		No	No		
LIGHTBODY JOHN	863-75		6/26/1975		85,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/17/2008	3920	RENO-ADD	260,000	C	4/29/2009			remove gar/deck;ad

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2018	MEAS+INSPCTD	622	K Cuoco
4/29/2009	PERMIT VISIT	25	D ERSKINE
6/26/2008	MEAS/EXT INS	100	
11/10/2001	M&L EXTERIOR	613	
10/27/1995	MEAS/EXT INS	607	
12/1/1986	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	113 7 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:	

