

178

15

0

Map

Lot

Sublot

Building

Unit

2 of 2

CARD

RESIDENTIAL

Town Of Lincoln

APPRAISED:

Total Card /

Total Parcel

USE VALUE:

314,600 /

1,649,500

ASSESSED:

314,600 /

1,649,500

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FALLON ROBERT MARK
Owner 2:	MONAGHAN JENNIFER
Owner 3:	
Street 1:	23 BOYCE FARM RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4812

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 2018, having primarily CLAPBOARD Exterior and 953 Square Feet, with 0 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 1 Bdrm.

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		0		NO UNITS	NOLAND		0	0.	0.00	R3																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

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2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.000	313,900	700		314,600
Total Card 0.000 313,900 700 314,600					
Total Parcel 1.840 841,800 9,200 798,500 1,649,500					
Source: Market Adj Cost		Total Value per SQ unit /Card: 330.12		/Parcel: 417.70	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2017	MEAS/EXT INS	4	JG

Sign: VERIFICATION OF VISIT NOT DATA

Total:		Spl Credit		Total:	
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2026



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	113 8 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:	

PRINT

Date	Time
09/26/25	14:33:32

LAST REV

Date	Time
10/19/18	12:28:36

apro	
359	

ASR Map:	
Fact Dist:	
Reval Dist:	

Year:	
LandReason:	
BldReason:	

CivilDistrict:	
Ratio:	

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