

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	OLSON TR SETHA MARGARET
Owner 2:	
Owner 3:	SETHA MARGARET OLSON 2013 FAMI
Street 1:	17 BOYCE FARM RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	OLSON - SETHA MARGARET
Owner 2:	ROSENBAUM - RICHARD L
Street 1:	17 BOYCE FARM RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.837 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 2012, having primarily WOOD Exterior and 2719 Square Feet, with 0 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 7 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	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.837	1,118,900		798,400	1,917,300
Total Card		1.837	1,118,900	798,400	1,917,300
Total Parcel		1.837	1,118,900	798,400	1,917,300
Source:		Market Adj Cost		Total Value per SQ unit /Card:	705.15 /Parcel: 705.15

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,031,900	0	1.837	775,200	1,807,100		Year End Roll	12/2/2024
2024	101	FV	1,020,900	0	1.837	760,000	1,780,900		Year end	11/9/2023
2023	101	FV	888,300	0	1.837	700,000	1,588,300	1,588,300	Year end	11/3/2022
2022	101	FV	703,500	0	1.837	632,800	1,336,300	1,336,300	Year End Roll	10/19/2021
2021	101	FV	655,000	0	1.837	560,000	1,215,000	1,215,000	Year End Roll	10/15/2020
2020	101	FV	645,300	0	1.837	560,000	1,205,300	1,205,300	Year End Roll	9/26/2019
2019	101	FV	612,400	0	1.837	542,400	1,154,800	1,154,800	Create Final va	6/4/2019
2018	101	FV	612,400	0	1.837	542,400	1,154,800	1,154,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OLSON,SETHA MAR	1447-103		1/10/2014	FAMILY	100	No	No		
BOOTH RICHARD H	1191-195		7/29/1998		510,500	No	No		
EMMONS, JUDITH	1127-73		5/31/1994		415,000	No	No		
LEWIS MARION S.	1013-13		5/15/1986		420,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/25/2011	4832	NEW HOME	1,095,402	C	6/7/2012			constuct single fa
3/10/2011	4658	RENO-ADD	70,000	C	7/6/2011			demo existing stru
2/7/1995	668-95	RENOVATI	20,000	C	8/24/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2025	MEAS/EXT INS	6	JN
6/7/2012	MEAS+INSPCTD	25	D ERSKINE
7/6/2011	MEAS/EXT INS	25	D ERSKINE
6/23/2008	MEAS/EXT INS	25	D ERSKINE
11/10/2001	M&L COMPLETE	613	
12/15/1995	MEAS/EXT INS	606	
8/24/1995	PERMIT VISIT	606	
1/6/1994	INSPECTED	600	
12/14/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1:	113 9 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:	

