

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		OLD SUDBURY RD, LINCOLN

OWNERSHIP

Owner 1:	BOYCE II MANLEY B
Owner 2:	
Owner 3:	
Street 1:	31 OLD SUDBURY RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4806 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains .46 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1900, having primarily CLAPBOARD Exterior and 1204 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 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		20037.6		SQUARE FE	PRIME SITE		0	9.98	3.09	R3									618,873						618,900	

Total AC/HA:	0.46000	Total SF/SM:	20038	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	618,873	SpI Credit	Total:	618,900
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.460	229,200		618,900	848,100
Total Card	0.460	229,200		618,900	848,100
Total Parcel	0.460	229,200		618,900	848,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	704.40	/Parcel:	704.40

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	201,800	0	.46	600,900	802,700		Year End Roll	12/2/2024
2024	101	FV	198,000	0	.46	589,100	787,100		Year end	11/9/2023
2023	101	FV	196,700	0	.46	542,600	739,300	739,300	Year end	11/3/2022
2022	101	FV	169,300	0	.46	490,500	659,800	659,800	Year End Roll	10/19/2021
2021	101	FV	154,300	0	.46	434,100	588,400	588,400	Year End Roll	10/15/2020
2020	101	FV	144,200	0	.46	434,100	578,300	578,300	Year End Roll	9/26/2019
2019	101	FV	146,700	0	.46	420,400	567,100	567,100	Create Final va	6/4/2019
2018	101	FV	146,700	0	.46	420,400	567,100	567,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOYCE MANLEY B.	11502-59		5/6/1968	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/10/2006	3390	RENOVATI	200,000	C	6/16/2006			Gut house,frame&re
2/6/2006	3349	DEMOLITI		C	6/16/2006			fire damage interi

ACTIVITY INFORMATION

Date	Result	By	Name
3/27/2025	MEAS/EXT INS	6	JN
8/12/2013	MEAS/EXT INS	25	D ERSKINE
5/28/2007	MEAS/EXT INS	100	
6/16/2006	MEAS/EXT INS	50	
9/29/2001	M&L COMPLETE	615	
4/11/1996	MEAS+INSPCTD	606	
1/6/1994	FIELDREV CHG	600	
11/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total:	618,873	SpI Credit	Total:	618,900
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USER DEFINED

Prior Id # 1:	118 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:	

Parcel ID 179 19 0
 Entered Lot Size
 Total Land:
 Land Unit Type:
 !471!
 PRINT
 Date Time
 09/26/25 14:44:10
 LAST REV
 Date Time
 04/08/25 09:12:44
 apro
 471

