

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BOYCE MANLEY B
Owner 2:	BOYCE KAREN K
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 3.687 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1735, having primarily CLAPBOARD Exterior and 2066 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		1.85		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									64,750						64,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.687	397,600	23,400	1,023,200	1,444,200
Total Card	3.687	397,600	23,400	1,023,200	1,444,200
Total Parcel	3.687	397,600	23,400	1,023,200	1,444,200
Source:	Market Adj Cost	Total Value per SQ unit /Card: 699.20		/Parcel: 699.20	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	374,000	21800	3.687	995,200	1,391,000		Year End Roll	12/2/2024
2024	101	FV	367,000	21800	3.687	967,500	1,356,300		Year end	11/9/2023
2023	101	FV	306,800	21800	3.687	795,500	1,124,100	1,124,100	Year end	11/3/2022
2022	101	FV	266,800	21800	3.687	740,300	1,028,900	1,028,900	Year End Roll	10/19/2021
2021	101	FV	269,000	21800	3.687	695,500	986,300	986,300	Year End Roll	10/15/2020
2020	101	FV	273,500	21800	3.687	719,500	1,014,800	1,014,800	Year End Roll	9/26/2019
2019	101	FV	261,000	21800	3.687	701,900	984,700	984,700	Create Final va	6/4/2019
2018	101	FV	261,000	21800	3.687	701,900	984,700	984,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOYCE MARY A. E	13771-241		8/24/1979	FAMILY	60,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/23/2018	7138	ROOF	20,000	C				Strip & re-roof dw
9/21/2010	4566	TEMPORAR		C				tent 9/23 to 9/27

ACTIVITY INFORMATION

Date	Result	By	Name
3/27/2025	MEAS/EXT INS	6	JN
8/12/2013	MEAS/EXT INS	25	D ERSKINE
6/24/2008	MEAS+INSPCTD	25	D ERSKINE
10/6/2001	M&L COMPLETE	615	
4/11/1996	MEAS+INSPCTD	606	
2/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



**Patriot**  
Properties Inc.

USER DEFINED

Prior Id # 1:	118 4 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:	

