



PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		BOYCE FARM RD, LINCOLN
OWNERSHIP		
Owner 1: GRANDEAU SETH C		Unit #:
Owner 2: GRANDEAU TRACY AM		
Owner 3:		
Street 1: 8 BOYCE FARM RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov: MA	Cntry:	Own Occ: Y
Postal: 01773	Type:	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.850	516,200	300	798,500	1,315,000
Total Card 1.850 516,200 300 798,500 1,315,000					
Total Parcel 1.850 516,200 300 798,500 1,315,000					
Source: Market Adj Cost		Total Value per SQ unit /Card: 617.72		/Parcel: 617.72	

Legal Description
2394
Entered Lot Size
Total Land:
Land Unit Type:

User Acct
0
GIS Ref
GIS Ref
Insp Date
06/24/19

PREVIOUS OWNER

Owner 1: JAMES - ANSON C	
Owner 2: -	
Street 1: 8 BOYCE FARM RD	
Twn/City: LINCOLN	
St/Prov: MA	Cntry:
Postal: 01773	Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	486,800	300	1.85	775,300	1,262,400		Year End Roll	12/2/2024
2024	101	FV	494,700	300	1.85	760,100	1,255,100		Year end	11/9/2023
2023	101	FV	386,700	300	1.85	700,100	1,087,100	1,087,100	Year end	11/3/2022
2022	101	FV	335,600	300	1.85	632,900	968,800	968,800	Year End Roll	10/19/2021
2021	101	FV	314,900	300	1.85	560,100	875,300	875,300	Year End Roll	10/15/2020
2020	101	FV	288,000	300	1.85	560,100	848,400	848,400	Year End Roll	9/26/2019
2019	101	FV	269,200	300	1.85	542,500	812,000	812,000	Create Final va	6/4/2019
2018	101	FV	241,000	300	1.85	542,500	783,800	783,800	Year End Roll	9/28/2017

Parcel ID 179 22 0

!481!

USER DEFINED

Prior Id # 1: 118 5 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:

NARRATIVE DESCRIPTION

This parcel contains 1.85 ACRES of land mainly classified as ONE FAM with a DECK HSE Building built about 1965, having primarily WOOD Exterior and 2129 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JAMES, ANSON C	1584-151		1/26/2022		1,180,000	No	No		
REN, DAHAI	1511-80		7/12/2017		850,000	No	No		
SMITH, ELIZABETH	1406-138		10/21/2011		595,000	No	No		
SMITH ELIZABETH	1366-74		3/19/2009	FAMILY	100	No	No		
SMITH HAROLD DE	1217-122		12/23/1999	CONVENIENC	1	No	No		
NAPOLI JOSEPH J	713-11		1/19/1965		11,000	No	No		

PAT ACCT.

blakeley	481
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OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/23/2018	7081	MANUAL	12,000	C				Sheet metal work f
2/20/2018	6976	ROOF	8,000	C				Remove & re-roof d
8/24/2015	6206	RENOVATI	20,000	C	3/3/2016			Remodel kitchen an
12/15/2011	4945	MANUAL		C				install wood burni

ACTIVITY INFORMATION

Date	Result	By	Name
6/24/2019	INSPECTED	623	M Larson
3/3/2016	PERMIT VISIT	618	G BOURGAULT
5/29/2012	MEAS/EXT INS	618	G BOURGAULT
6/23/2008	MEAS+INSPCTD	25	D ERSKINE
11/10/2001	M&L COMPLETE	613	
10/27/1995	MEAS+INSPCTD	607	
5/1/1991	INSPECTED	601	

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		0.013		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									91						100	Wetland

Sign: VERIFICATION OF VISIT NOT DATA

