Total Card / Total Parcel
- APPRAISED: 1,839,000 / 1,839,000
- USE VALUE: 1,839,000 / 1,839,000
- ASSESSED: 1,839,000 / 1,839,000

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	STETSON DAVID B
Owner 2:	STETSON ATHENA N
Owner 3:	
Street 1:	4 BOYCE FARM RD
Street 2:	
Twn/City:	LINCOLN
St/Prov: MA	Cntry	Own Occ: Y
Postal: 01773-4813	Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 1.85 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1963, having primarily CLAPBOARD Exterior and 5009 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.850	1,023,800	16,300	798,900	1,839,000
Total Card	1.850	1,023,800	16,300	798,900	1,839,000
Total Parcel	1.850	1,023,800	16,300	798,900	1,839,000

Source: Market Adj Cost   Total Value per SQ unit /Card: 367.14   /Parcel: 367.14

Legal Description

User Acct	
GIS Ref	
GIS Ref	
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	04/13/18

!482!

PREVIOUS ASSESSMENT

Parcel ID: 179 21 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	966,700	15500	1.85	775,700	1,757,900		Year End Roll	12/2/2024
2024	101	FV	926,200	15500	1.85	760,400	1,702,100		Year end	11/9/2023
2023	101	FV	919,800	15500	1.85	700,400	1,635,700	1,635,700	Year end	11/3/2022
2022	101	FV	822,000	15500	1.85	633,200	1,470,700	1,470,700	Year End Roll	10/19/2021
2021	101	FV	792,800	15500	1.85	560,400	1,368,700	1,368,700	Year End Roll	10/15/2020
2020	101	FV	786,200	15500	1.85	560,400	1,362,100	1,362,100	Year End Roll	9/26/2019
2019	101	FV	767,500	15500	1.85	542,800	1,325,800	1,325,800	Create Final va	6/4/2019
2018	101	FV	767,500	15500	1.85	542,800	1,325,800	1,325,800	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	14:45:17

LAST REV

Date	Time
02/08/23	10:10:06

blakeley

PAT ACCT.   482

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERMAN DONALD	972-39		7/14/1983		265,000	No	No		

USER DEFINED

Prior Id # 1:	118 6 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:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/21/2022	R-22-0255	DOORS	21,932	C				Replace 2 patio do
9/6/2018	7191	ROOF	19,900	C				Strip & re-roof dw
5/14/2018	7072	MANUAL	9,191	C	7/2/2018			Replace the water
3/5/2007	3619	RENOVATI	22,000	C				reno 1/2 bath on 1

ACTIVITY INFORMATION

Date	Result	By	Name
4/13/2018	MEAS/EXT INS	622	K Cuoco
11/13/2008	MEAS/EXT INS	25	D ERSKINE
11/9/2002	ENTRY DENIED	615	
12/13/2001	M&L COMPLETE	613	
12/15/1995	ENTRY DENIED	606	
12/8/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA   ___/____/__

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 Influ	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	EXCESS ACRE		0	35,000.	1.00	R3									455						500	

| Total AC/HA: 1.84955 | Total SF/SM: 80566 | Parcel LUC: 101 | ONE FAM | Prime NB Desc | RES CAT 3 | Total: 798,855 | Spl Credit | Total: 798,900 |

EXTERIOR INFORMATION

Type:	6 - COLONIAL
Sty Ht:	2A - 2A
(Liv) Units:	1 — Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	A- - V GOOD-
Year Blt: 1963	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - PLASTER
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated: 100	% AC: 100
Solar HW: NO	Central Vac: NO
% Com Wal 0	% Sprinkled 0

BATH FEATURES

		Rating:	
Full Bath	4	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	2	Rating:	AVERAGE

OTHER FEATURES

		Rating:	
Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	3	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	14. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		14.8 %

CALC SUMMARY

Basic $ / SQ:	129.00
Size Adj.:	0.89421344
Const Adj.:	1.01999998
Adj $ / SQ:	117.661
Other Features:	71253
Grade Factor:	1.75
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1201639
Depreciation:	177843
Depreciated Total:	1023797

COMMENTS

FFL/BMT + OFP ANGLED 3 CHIMNEYS:1CTR,1 END 4 FIREPLACES .

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10		BRs: 5		Baths: 4			HB 1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	2
	Totals		
1	10	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 1161278.439
Juris. Factor:		Before Depr:	205.91
Special Features:	0	Val/Su Net:	135.53
Final Total:	1023800	Val/Su SzAd	246.08

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,218	117.660	260,971
BMT	BASEMENT	1,697	44.120	74,876
TQS	3/4 STORY	1,103	117.660	129,721
SFL	2ND FLOOR	840	117.660	98,835
PAT	PATIO	705	14.980	10,561
GAR	GARAGE	638	38.520	24,576
EFP	ENCL PORCH	144	38.520	5,547
OFP	OPEN PORCH	141	16.050	2,263
Net Sketched Area:	7,554		Total:	615,398
Size Ad	4160.5	Gross Area	8309	FinArea 5009

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	0

IMAGE

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 179 21 0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	SHED/FR	D	Y	1	216	A	AV	1963	16.05	T	70	101			1,000			1,000
27	TENNIS C	D	Y	1	100x55	A	AV	1963	4.38	T	70	101			7,200			7,200
12	POOL I-G	D	Y	1	798	G	AV	1963	29.43	T	70	101			7,000			7,000
MN	GAZEBO	D	Y	1	120	A	AV	1990	10.00	M	10	101			1,100			1,100

More: N	Total Yard Items:	16,300	Total Special Featues:		Total:	16,300