

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ALTMAN JULIA G
Owner 2:	ALTMAN SYLVIA I
Owner 3:	
Street 1:	5 BOYCE FARM RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HARVEY FRANK L -
Owner 2:	HARVEY ADELE P -
Street 1:	6254 WILLOWGATE LANE
Twn/City:	DALLAS
St/Prov:	TX Cntry
Postal:	75230

NARRATIVE DESCRIPTION

This parcel contains 1.96 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1965, having primarily WOOD Exterior and 4134 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 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

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		0.123		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									4,305						4,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.960	766,800	600	802,700	1,570,100
Total Card 1.960 766,800 600 802,700 1,570,100					
Total Parcel 1.960 766,800 600 802,700 1,570,100					
Source: Market Adj Cost		Total Value per SQ unit /Card:		/Parcel: 379.80	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	707,600	600	1.96	779,500	1,487,700		Year End Roll	12/2/2024
2024	101	FV	700,200	600	1.96	763,700	1,464,500		Year end	11/9/2023
2023	101	FV	610,800	600	1.96	703,700	1,315,100	1,315,100	Year end	11/3/2022
2022	101	FV	523,200	600	1.96	636,500	1,160,300	1,160,300	Year End Roll	10/19/2021
2021	101	FV	510,000	600	1.96	563,700	1,074,300	1,074,300	Year End Roll	10/15/2020
2020	101	FV	502,200	600	1.96	563,700	1,066,500	1,066,500	Year End Roll	9/26/2019
2019	101	FV	494,300	600	1.96	546,100	1,041,000	1,041,000	Create Final va	6/4/2019
2018	101	FV	494,300	600	1.96	546,100	1,041,000	1,041,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARVEY FRANK L,	1221-195		5/18/2000		640,000	No	No		
FLEMING WILLIAM	905-25		6/2/1978		163,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/17/2024	R-24-0119	WEATHERI	7,000	C				Weatherization/air
2/16/2024	MEC-24-000	MECHANIC	35,000	C				Replace furnace, A
2/16/2024	SH-24-0005	SHEET MT	10,000	C				Installation of ga
8/16/2011	4826	RENOVATI	55,630	C	6/7/2012			repair & replace d
11/4/2010	4599	MANUAL	16,800	C	7/6/2011			underpin approxima
11/24/2004	3092	RENOVATI	25,000	C	6/4/2005			garage to living s
6/6/2000	1997	RENOVATI	35,000	C	7/6/2001			REMODEL KITCHEN AN
6/6/2000	1995	ROOF		C	7/6/2001			

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2025	MEAS/EXT INS	6	JN
6/7/2012	MEAS/EXT INS	25	D ERSKINE
7/6/2011	MEAS/EXT INS	25	D ERSKINE
11/13/2008	MEAS/EXT INS	25	D ERSKINE
6/4/2005	MEAS+INSPCTD	615	
7/6/2001	MEAS/EXT INS	613	
10/30/1995	MEAS+INSPCTD	607	
11/8/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	118 7 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:	

