



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MACLAURIN KURT
Owner 2:	
Owner 3:	
Street 1:	11 BOYCE FARM RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4812 Type:

PREVIOUS OWNER

Owner 1:	DECK - MARK J
Owner 2:	DECK - PATRICIA P
Street 1:	11 BOYCE FARM RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4812

NARRATIVE DESCRIPTION

This Parcel contains 1.85 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1966, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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 Infru	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	7.	1.000	R3									560,000						560,000	
101	ONE FAM		0.013		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									390						400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	628,200	44,900	1.850	560,400	1,233,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 293.86						/Parcel: 293.86	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	623,000	44900	1.85	560,400	1,228,300	1,228,300	Year End Roll	9/26/2019
2019	101	FV	566,300	44900	1.85	542,800	1,154,000	1,154,000	Create Final value 2019	6/4/2019
2018	101	FV	566,300	44900	1.85	542,800	1,154,000	1,154,000	Year End Roll	9/28/2017
2017	101	FV	547,900	50200	1.85	512,400	1,110,500	1,110,500	Year End Roll	9/29/2016
2016	101	FV	527,500	50200	1.85	497,200	1,074,900	1,074,900	Year End Roll	1/14/2016
2015	101	FV	522,700	50200	1.85	460,400	1,033,300	1,033,300	Year End	10/2/2014
2014	101	FV	489,100	50200	1.85	412,400	951,700	951,700	Year End Roll	1/23/2014
2013	101	FV	479,400	50200	1.85	400,400	930,000	930,000	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DECK,MARK J	1491-69		6/17/2016	CHD>SALE	1395000	No	No			
GURSKI RICHARD	1009-132		2/14/1986		400000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/25/2019	R-19-0015	WINDOWS	17,000	C				Replace 4 windows
3/28/2017	6706	DEMOLITI	5,850	C	5/18/2017			Demolish and fill
12/28/2016	6653	SOLAR PA	12,000	C	2/16/2017			Install solar pane
11/28/2016	6634	MANUAL	3,491	C				Install blown-in c
3/3/2008	3886	RENOVATI	40,000	C	6/17/2008			replace greenhouse
4/14/2006	3392	ROOF		C				
12/4/1998	1592	RENOVATI	30,000	C	5/8/1999			

ACTIVITY INFORMATION

Date	Result	By	Name
12/14/2018	PERMIT VISIT	622	K Cuoco
5/18/2017	PERMIT VISIT	618	G BOURGAULT
1/3/2017	SALES INSP	618	G BOURGAULT
6/17/2008	MEAS+INSPCTD	100	
11/17/2001	M&L COMPLETE	613	
5/8/1999	MEAS+INSPCTD	602	
10/27/1995	MEAS+INSPCTD	607	
12/14/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

