



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MASSAQUOI STEVE
Owner 2:	MASSAQUOI JING SU
Owner 3:	
Street 1:	12 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 1.937 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1963, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 3 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		0.1		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									600						600	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	330,800	2,900	1.937	560,600	894,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 303.56						/Parcel: 303.56	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	327,800	2900	1.937	560,600	891,300	891,300	Year End Roll	9/26/2019
2019	101	FV	297,400	2900	1.937	543,000	843,300	843,300	Create Final value 2019	6/4/2019
2018	101	FV	297,400	2900	1.937	543,000	843,300	843,300	Year End Roll	9/28/2017
2017	101	FV	222,600	2900	1.937	512,600	738,100	738,100	Year End Roll	9/29/2016
2016	101	FV	220,600	2900	1.937	497,400	720,900	720,900	Year End Roll	1/14/2016
2015	101	FV	216,500	2900	1.937	460,600	680,000	680,000	Year End	10/2/2014
2014	101	FV	233,300	5500	1.937	412,600	651,400	651,400	Year End Roll	1/23/2014
2013	101	FV	228,700	5500	1.937	400,600	634,800	634,800	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MASSAQUOI,STEVE	1445-99		11/22/2013	FAMILY	10	No	No			
MASSAQUOI,STEVE	1445-91		11/21/2013	FAMILY	10	No	No			
Perz,Joan	1430-26		1/29/2013		610000	No	No			
KEAY, DONALD P.	1166-132		1/3/1997		410000	No	No			
	674-178		9/19/1962		8000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/9/2016	6528	RENO-ADD	290,000	O	5/18/2017			Extend kitchen, di
3/28/2006	3379	KITCHEN	10,000	C	6/16/2006			Enlarge kitchen, r
2/21/2002	2436	RENOVATI	13,885	C	6/29/2002			basement
6/19/1997	1213	SHED	15,000	C	3/7/1998			3/7/98 100%
4/7/1997	1158-97	WDK	4,000	C	5/27/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2017	PERMIT VISIT	618	G BOURGAULT
1/30/2014	SALES INSP	618	G BOURGAULT
8/12/2013	MEAS/EXT INS	25	D ERSKINE
6/14/2007	MEAS+INSPCTD	100	
6/16/2006	MEAS+INSPCTD	50	
6/29/2002	MEAS+INSPCTD	613	
12/8/2001	M&L COMPLETE	613	
3/7/1998	MEAS/EXT INS	602	
5/27/1997	MEAS/EXT INS	602	

Sign: VERIFICATION OF VISIT NOT DATA

