



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LENINGTON TR CAROLYN J
Owner 2:	LENINGTON TR ROBERT L
Owner 3:	C LENINGTON TR/R LENINGTON TR
Street 1:	31 BOYCE FARM RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4812 Type:

PREVIOUS OWNER

Owner 1:	LENINGTON - CAROLYN J
Owner 2:	-
Street 1:	31 BOYCE FARM RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4812

NARRATIVE DESCRIPTION

This Parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1964, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 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:				Topo		
D				Street	1	PAVED
s				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 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	7.	1.000	R3									560,000						560,000	
101	ONE FAM		0.003		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									90						100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	
101	327,800	6,100	1.840	560,100	894,000	
Total Card		327,800	6,100	1.840	560,100	894,000
Total Parcel		327,800	6,100	1.840	560,100	894,000
Source: Market Adj Cost		Total Value per SQ unit /Card:		351.30	/Parcel: 351.30	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	325,200	6100	1.84	560,100	891,400	891,400	Year End Roll	9/26/2019
2019	101	FV	306,700	6100	1.84	542,500	855,300	855,300	Create Final value 2019	6/4/2019
2018	101	FV	306,700	6100	1.84	542,500	855,300	855,300	Year End Roll	9/28/2017
2017	101	FV	298,800	6100	1.84	512,100	817,000	817,000	Year End Roll	9/29/2016
2016	101	FV	293,500	6100	1.84	496,900	796,500	796,500	Year End Roll	1/14/2016
2015	101	FV	290,800	6100	1.84	460,100	757,000	757,000	Year End	10/2/2014
2014	101	FV	272,300	6100	1.84	412,100	690,500	690,500	Year End Roll	1/23/2014
2013	101	FV	267,000	6100	1.84	400,100	673,200	673,200	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LENINGTON,CAROL	1557-154		5/13/2020	FAMILY		99	No	No		
LENINGTON ROBER	1395-32		1/10/2011	FAMILY		100	No	No		
LENINGTON ROBER	1068-121		4/18/1990	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/28/2009	4283	WDK	10,000	C	7/21/2010			construct open por

ACTIVITY INFORMATION

Date	Result	By	Name
12/11/2018	MEAS/EXT INS	622	K Cuoco
7/21/2010	MEAS/EXT INS	25	D ERSKINE
6/24/2008	MEAS+INSPCTD	25	D ERSKINE
11/10/2001	M&L COMPLETE	613	
10/27/1995	MEAS+INSPCTD	607	
1/2/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

