

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		BEDFORD RD, LINCOLN

OWNERSHIP

Owner 1:	BOIT CHRISTOPHER S
Owner 2:	BOIT KATHRYN L
Owner 3:	
Street 1:	61 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-6045 Type:

PREVIOUS OWNER

Owner 1:	BOIT - CHRISTOPHER S
Owner 2:	-
Street 1:	61 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-6045

NARRATIVE DESCRIPTION

This parcel contains 3.87 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1733, having primarily CLAPBOARD Exterior and 3343 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 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		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	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		0.0065		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									228						200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.843	641,600	4,600	1,042,600	1,688,800
Total Card	1.843	641,600	4,600	1,042,600	1,688,800
Total Parcel	3.870	738,900	4,600	1,057,000	1,800,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		505.18	/Parcel: 413.60

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	697,100	4300	3.87	1,026,600	1,728,000		Year End Roll	12/2/2024
2024	101	FV	684,800	4300	3.87	1,004,600	1,693,700		Year end	11/9/2023
2023	101	FV	589,000	4300	3.87	852,600	1,445,900	1,445,900	Year end	11/3/2022
2022	101	FV	524,500	5900	3.87	780,600	1,311,000	1,311,000	Year End Roll	10/19/2021
2021	101	FV	544,800	5900	3.87	812,600	1,363,300	1,363,300	Year End Roll	10/15/2020
2020	101	FV	552,300	5900	3.87	812,600	1,370,800	1,370,800	Year End Roll	9/26/2019
2019	101	FV	519,000	5900	3.87	809,400	1,334,300	1,334,300	Create Final va	6/4/2019
2018	101	FV	519,000	5900	3.87	809,400	1,334,300	1,334,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOIT,CHRISTOPHE	67592-254		7/11/2016	FAMILY		10	No	No	
MARSH,PAUL E	62906-130		11/8/2013		1,125,000		No	No	
MARGARET MARSH	21373-309		8/23/1991	FAMILY			No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/3/2019	SH-19-0006	SHEET MT	7,000	C				Sheet metal work t
5/2/2018	7057	MANUAL	40,000	C				Replace rotten cla
7/25/2017	6804	MANUAL	5,499	C				Replacement of rea
5/1/2017	6732	KITCHEN	30,000	C				Remodel a kitchen
3/14/2016	6368	WINDOWS	5,200	C				Replace a window i
2/22/2016	6348	MANUAL	290	C				Sheet metal work f
2/3/2016	6341	RENOVATI	19,229	C				Remodel a bathroom
6/12/2015	6114	RENOVATI	17,000	C				Repair existing po
7/29/2014	5849	MANUAL	500	C				
6/20/2014	5788	RENOVATI	88,000	C	5/29/2015			Remodel 2 bathroom

ACTIVITY INFORMATION

Date	Result	By	Name
1/7/2022	INSPECTED	5	TB
1/10/2019	PERMIT VISIT	622	K Cuoco
5/29/2015	PERMIT VISIT	619	DH
3/25/2014	SALES INSP	618	G BOURGAULT
9/11/2013	MEAS+INSPCTD	25	D ERSKINE
6/21/2007	MEAS+INSPCTD	616	D MANZELLO
5/29/2000	MEAS+INSPCTD	611	
6/3/1998	MEAS+INSPCTD	600	
10/12/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	45 5 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:	

PRINT

Date Time
09/26/25 16:12:32

LAST REV

Date Time
01/07/22 10:28:33

apro
1334

Fact Dist:
Reval Dist:

Year:
LandReason:

BldReason:
CivilDistrict:

Ratio:

