



Patriot
Properties Inc.

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(n) ANTIQUE Building Built about 1733, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	LC	Historic Dst		U	A	SEPTIC
o	R1	Residential	100	t		
n				I		
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 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	9.96	1.000	R5									796,800						796,800	
101	ONE FAM		0.0065		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									195						200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	429,500	5,900	1.843	797,000	1,232,400
Total Card	429,500	5,900	1.843	797,000	1,232,400
Total Parcel	519,000	5,900	3.870	809,400	1,334,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		368.65	/Parcel: 306.51

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	09/11/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	519,000	5900	3.87	809,400	1,334,300	1,334,300	Year End Roll	9/28/2017
2017	101	FV	511,800	5900	3.87	809,400	1,327,100	1,327,100	Year End Roll	9/29/2016
2016	101	FV	498,800	5900	3.87	757,400	1,262,100	1,262,100	Year End Roll	1/14/2016
2015	101	FV	464,400	5900	3.87	702,100	1,172,400	1,172,400	Year End	10/2/2014
2014	101	FV	621,000	5900	3.87	692,500	1,319,400	1,319,400	Year End Roll	1/23/2014
2013	101	FV	606,800	5900	3.87	672,500	1,285,200	1,285,200	Year End Roll	10/25/2012
2012	101	FV	606,800	5900	3.87	552,500	1,165,200	1,165,200	Year End	1/26/2012
2011	101	FV	632,800	5900	3.87	570,900	1,209,600	1,209,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BOIT,CHRISTOPHE	67592-254		7/11/2016	FAMILY		10	No	No		
MARSH,PAUL E	62906-130		11/8/2013		1125000	No	No			
MARGARET MARSH	21373-309		8/23/1991	FAMILY		0	No	No		

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/2/2018	7057	MANUAL	40,000	O				Replace rotten cla
7/25/2017	6804	MANUAL	5,499	C				Replacement of rea
5/1/2017	6732	KITCHEN	30,000	O				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	O				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	10/22/2014			Remodel 2 bathroom
11/25/2013	5607	ROOF	19,570	C				strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
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	P MULHERN
6/3/1998	MEAS+INSPCTD	600	PA
10/12/1995	MEAS+INSPCTD	607	D KEARLY
12/13/1993	PERMIT VISIT	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	1	- ANTIQUE
Sty Ht:	2A	- 2A
(Liv) Units:	1	Total: 2
Foundation:	3	- BRK OR STN
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	B+	- GOOD (+)	
Year Blt:	1733	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2	- PLASTER	
Sec Int Wall:		%	
Partition:	T	- TYPICAL	
Prim Floors:	2	- SOFTWOOD	
Sec Floors:		%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	2	- GAS	
Heat Type:	3	- FORCED H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

Phys Cond:	AV	- Average	34	%
Functional:				%
Economic:				%
Special:	OT	- OTHER	6.0	%
Override:				%
Total:			37.96	%

CALC SUMMARY

Basic \$ / SQ:	99.00
Size Adj.:	0.92947948
Const Adj.:	1.00979996
Adj \$ / SQ:	92.920
Other Features:	75500
Grade Factor:	1.53
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	692324
Depreciation:	262806
Depreciated Total:	429518

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
37	STABLE	D	Y	1	600	A	AV	1980	16.00	T	43.5	101			5,400			5,400
2	SHED/FR	D	Y	1	16X7	A	AV	1970	15.00	T	70	101			500			500

BATH FEATURES

Full Bath:	2	Rating:	GOOD
A Bath:	1	Rating:	AVERAGE
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	8	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:		
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:		
Name:		

COMMENTS

SEC 14 ACC APT IN GARAGE, ROUGH PLUMB FOR 3RD BATH IN HSE. BLT BY THOM WHEELER BEFORE 1754. CHARLES WHEELER HSE;PRES. RESTR. AGREE. BK 49388 PG 368. HISTORIC RESTRICTION REFLECTED IN LAND VALUE..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals												
RMs:	9	BRs:	5	Baths:	2	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2000
Baths:	2014
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

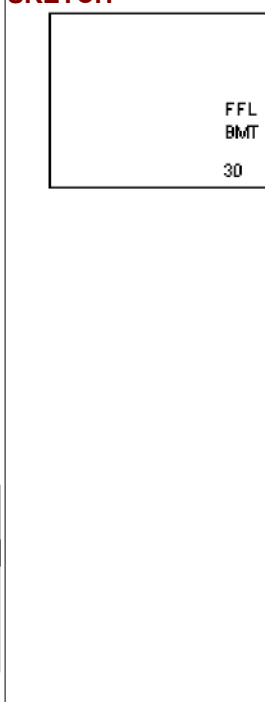
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

PARCEL ID

134 16 0

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,944	92.920	180,637	
BMT	BASEMENT	1,849	23.230	42,952	
SFL	2ND FLOOR	1,399	92.920	129,995	
UAT	UNF ATTIC	210	92.920	19,499	
OFFP	OPEN PORCH	153	15.000	2,295	
EFP	ENCL PORCH	45	36.000	1,620	
Net Sketched Area:		5,600	Total:	376,998	
Size Ad	3343	Gross Area	6789	FinArea	3343

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

