



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		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:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:		Cntry:	
Postal:			

NARRATIVE DESCRIPTION

This Parcel contains 3.87 ACRES of land mainly classified as ONE FAM with a(n) GARAGE Building Built about 1993, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		1.843		SQUARE FE	PRIME SITE		0	9.96	9.000	R5									165						200	
132	UNDEV		1.777		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R5									10,662						10,700	Cons Restr
132	UNDEV		0.25		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R5									1,500						1,500	Cons Restr, Wetlan

Total AC/HA:	2.02704	Total SF/SM:	88297.86	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	12,327	Spl Credit	Total:	12,400
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	89,500		0.000	200	89,700		0
132			2.027	12,200	12,200		GIS Ref
							GIS Ref
Total Card	89,500		2.027	12,400	101,900	Entered Lot Size	
Total Parcel	519,000	5,900	3.870	809,400	1,334,300	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		100.87	/Parcel:	306.51	Insp Date
						Land Unit Type:	09/11/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/11/2013	MEAS+INSPCTD	25	D ERSKINE
6/21/2007	MEAS+INSPCTD	616	D MANZELLO

Sign: VERIFICATION OF VISIT NOT DATA

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:	

PRINT

Date	Time
10/02/18	17:32:16

LAST REV

Date	Time
08/08/16	10:28:31

blakeley
1334

