



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	10.	9.000	R5									166						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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	91,900		0.000	200	92,100		0
132			2.027	12,200	12,200		GIS Ref
							GIS Ref
							Insp Date
							09/11/13
Total Card	91,900		2.027	12,400	104,300	Entered Lot Size	
Total Parcel	552,300	5,900	3.870	812,600	1,370,800	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		103.24	/Parcel: 314.89	Land Unit Type:	

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

Total AC/HA:	2.02704	Total SF/SM:	88297.86	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 5	Total:	12,328	Spl Credit	Total:	12,400
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EXTERIOR INFORMATION

Type:	30 - GARAGE		
Sty Ht:	1H - 1H		
(Liv) Units:	1	Total:	2
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1993	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact.:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	4 - CARPET		
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

Full Bath:	1	Rating:	AVERAGE
A Bath:		Rating:	
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:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

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

CALC SUMMARY

Phys Cond:	AV - Average	15.0%
Functional:		%
Economic:		%
Special:	OT - OTHER	6.0%
Override:		%
Total:		20.66%

COMPARABLE SALES

Basic \$ / SQ:	46.00
Size Adj.:	1.34391236
Const Adj.:	1.00000000
Adj \$ / SQ:	61.820
Other Features:	24500
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	115855
Depreciation:	23936
Depreciated Total:	91919

COMMENTS

SEC 14 ACC APT IN GARAGE, ROUGH PLUMB FOR 3RD BATH IN HSE. 6% DISC FOR HISTORIC PRESRVTN RESTRICTION.

RESIDENTIAL GRID

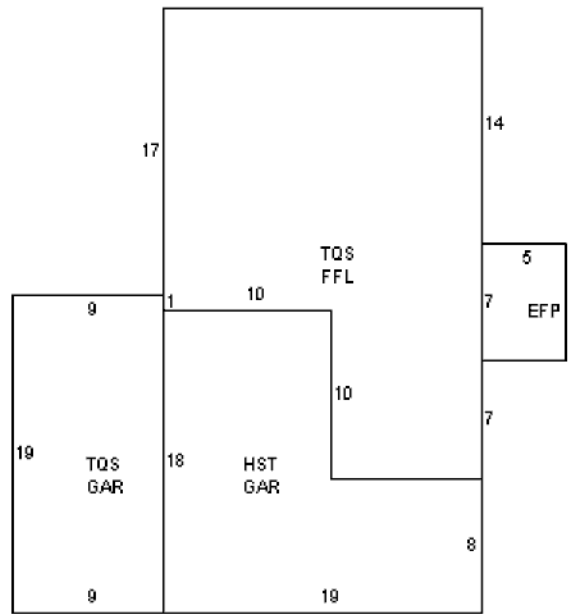
1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM	4	BR	2	Bath	1	HB				

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
TQS	3/4 STORY	452	61.820	27,958	
FFL	1ST FLOOR	432	61.820	26,706	
GAR	GARAGE	423	36.000	15,228	
HST	HALF STORY	126	61.820	7,789	
EFP	ENCL PORCH	35	36.000	1,260	
Net Sketched Area:		1,468	Total:	78,941	
Size Ad	1010.25	Gross Area	1745	FinArea	1010

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

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	

More: N Total Yard Items: Total Special Features: Total:

IMAGE**AssessPro** Patriot Properties, Inc

05/29/2015