



**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				l		
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	10.	1.000	R5									800,000						800,000	
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	452,900	5,900	1.843	800,200	1,259,000
Total Card	452,900	5,900	1.843	800,200	1,259,000
Total Parcel	544,800	5,900	3.870	812,600	1,363,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		376.61	/Parcel: 313.17

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
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 value 2019	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
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

**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		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	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	10/22/2014			Remodel 2 bathroom

**ACTIVITY INFORMATION**

Date	Result	By	Name
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	
12/13/1993	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: 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

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

INTERIOR INFORMATION

Table with interior info: 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

BATH FEATURES

Table with 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

Table with other features: Kits: 1, Rating: AVERAGE, A Kits: , Rating: , Frpl: 8, Rating: AVERAGE, WSFlue: , Rating:

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name:

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average, 34.%, Functional: %, Economic: %, Special: OT - OTHER, 6.0%, Override: %, Total: 37.96%

CALC SUMMARY

Table with calculations: Basic \$ / SQ: 100.00, Size Adj.: 0.92947948, Const Adj.: 1.00979996, Adj \$ / SQ: 93.859, Other Features: 75500, Grade Factor: 1.60, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 730028, Depreciation: 277119, Depreciated Total: 452910

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

Table with 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

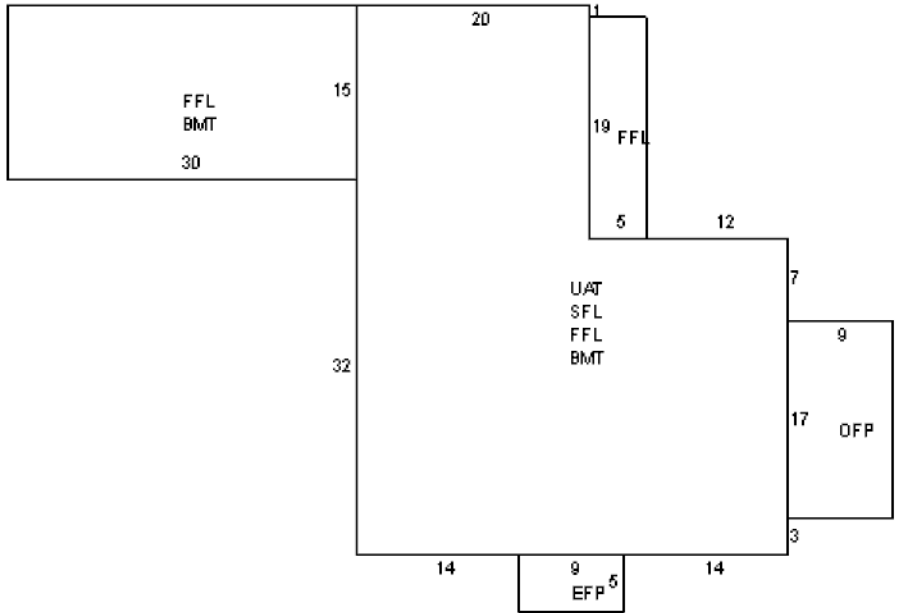
REMODELING

Table with remodeling: Exterior: , Interior: , Additions: , Kitchen: 2000, Baths: 2014, Plumbing: , Electric: , Heating: , General:

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals 1, 9, 5

SKETCH



SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 5,600, Total: 380,768, Size Ad: 3343, Gross Area: 6789, FinArea: 3343

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

SPEC FEATURES/YARD ITEMS

Table with spec features: 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

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, 630725.0000, Juris. Factor, Val/Su Fin: 135.48, Special Features: 0, Val/Su Net: 80.88, Final Total: 452900, Val/Su SzAd: 135.48

PARCEL ID

134 16 0

IMAGE

AssessPro Patriot Properties, Inc



Summary table: More: N, Total Yard Items: 5,900, Total Special Features: , Total: 5,900