



PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		BEDFORD RD, LINCOLN
OWNERSHIP		
Unit #: _____		
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: _____	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	90,300		0.000	200	90,500
132			2.027	12,200	12,200
Total Card 90,300 2.027 12,400 102,700					
Total Parcel 524,500 5,900 3.870 780,600 1,311,000					
Source: Market Adj Cost		Total Value per SQ unit /Card: 101.66		/Parcel: 301.15	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
	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

Parcel ID 134 16 0

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	MA Cntry: _____
Postal:	01773-6045 Type: _____

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

SALES INFORMATION

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

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	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

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 Influ	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	9.6	9.000	R5									159						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

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:	12,321	Spl Credit	Total:	12,400
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EXTERIOR INFORMATION

Table with exterior details: 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:

BATH FEATURES

Table with bath features: 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

COMMENTS

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

OTHER FEATURES

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

RESIDENTIAL GRID

Table with residential grid details: 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: 4 BRs: 2 Baths: 1 HB

CONDO INFORMATION

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

GENERAL INFORMATION

Table with general info: Grade: C+ - AVG. (+), Year Blt: 1993 Eff Yr Blt:, Alt LUC: Alt %:, Jurisdic: Fact:, Const Mod:, Lump Sum Adj:

REMODELING

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

RES BREAKDOWN

Table with res breakdown: No Unit RMS BRS FL, Totals 1 4 2

INTERIOR INFORMATION

Table with interior info: Avg Ht/FL: STD, Prim Int Wal 1 - DRYWALL, Sec Int Wal: %, 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

Table with depreciation: Phys Cond: AV - Average 15.%, Functional: %, Economic: %, Special: OT - OTHER 6.0%, Override: %, Total: 20.66%

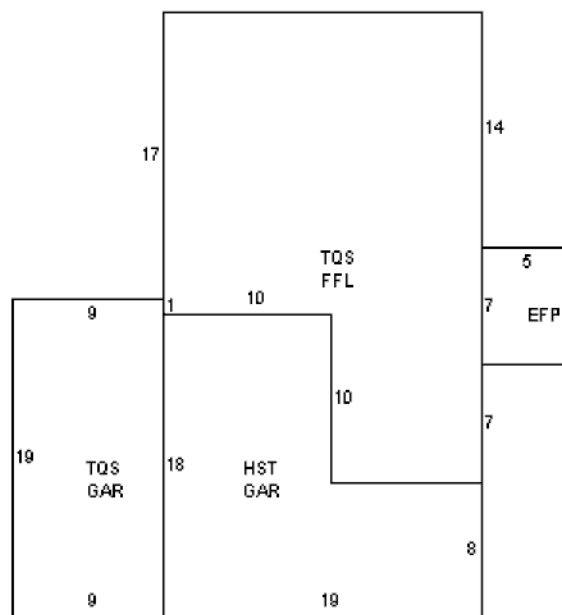
CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 46.00, Size Adj.: 1.34391236, Const Adj.: 1.00000000, Adj \$ / SQ: 61.820, Other Features: 24500, Grade Factor: 1.10, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 113786, Depreciation: 23508, Depreciated Total: 90278

COMPARABLE SALES

Table with comparable sales: Rate Parcel ID Typ Date Sale Price, WtAv\$/SQ: AvRate: Ind.Val, Juris. Factor: Before Depr: 68.00, Special Features: 0 Val/Su Net: 61.51, Final Total: 90300 Val/Su SzAd: 89.38

SKETCH



SUB AREA

Table with sub area details: 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

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

SPEC FEATURES/YARD ITEMS

Table for specification features and yard items with columns: 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

PARCEL ID 134 16 0

IMAGE

AssessPro Patriot Properties, Inc



05/29/2015

Summary row: More: N, Total Yard Items:, Total Special Features:, Total: