



**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
Total Card	91,900		2.027	12,400	104,300	Entered Lot Size	
Total Parcel	544,800	5,900	3.870	812,600	1,363,300	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		103.24	/Parcel:	313.17	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

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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