



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
48		BEDFORD RD, LINCOLN

**OWNERSHIP**

Owner 1:	HOPKINS ROBERT P
Owner 2:	HOPKINS MARY W
Owner 3:	
Street 1:	48 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2037 Type:

**PREVIOUS OWNER**

Owner 1:	HOPKINS ROBERT P -
Owner 2:	-
Street 1:	48 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2037

**NARRATIVE DESCRIPTION**

This Parcel contains .55 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1924, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		23958		SQUARE FE	PRIME SITE		0	8.08	2.637	R4									510,554						510,600	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	282,900	23,400	0.550	510,600	816,900		0
							GIS Ref
							GIS Ref
Total Card	282,900	23,400	0.550	510,600	816,900	Entered Lot Size	
Total Parcel	282,900	23,400	0.550	510,600	816,900	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 382.44		/Parcel: 382.44			Land Unit Type:	Insp Date
							09/16/09

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	282,900	23400	.55	510,600	816,900	816,900	Year End Roll	9/28/2017
2017	101	FV	271,100	23400	.55	505,500	800,000	800,000	Year End Roll	9/29/2016
2016	101	FV	266,500	23400	.55	491,000	780,900	780,900	Year End Roll	1/14/2016
2015	101	FV	257,100	23400	.55	454,300	734,800	734,800	Year End	10/2/2014
2014	101	FV	254,700	23400	.55	423,400	701,500	701,500	Year End Roll	1/23/2014
2013	101	FV	250,000	23400	.55	410,700	684,100	684,100	Year End Roll	10/25/2012
2012	101	FV	270,000	23400	.55	426,500	719,900	719,900	Year End	1/26/2012
2011	101	FV	277,600	23400	.55	441,000	742,000	742,000	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HOPKINS ROBERT	41438-352		11/17/2003	CONVENIENC	100	No	No			
HOPKINS ROBERT	28766-523		6/24/1998	CONVENIENC	1	No	No			
TIMOTHY DREISBA	14614-510		5/20/1982		164000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/21/2017	6700	WINDOWS	30,000	C				Replace some windo
11/4/2016	6615	MANUAL	78,430	C				Replace entry door
5/8/2001	2220	ADDITION	170,000	C	5/25/2002			kitchen & dining r
5/7/1998	1408	GARAGE	30,000	C	6/2/1998			100% 7/1/98
3/31/1998	1369	ROOF	2,500	C	6/2/1998			100% 6/2/98

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/16/2009	MEAS/EXT INS	25	D ERSKINE
5/25/2002	MEAS+INSPCTD	613	M COLE
1/13/2001	M&L COMPLETE	613	M COLE
6/2/1998	MEAS/EXT INS	602	D TUCKER
12/8/1995	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

