



**Patriot Properties Inc.**

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
31		BEDFORD LN, LINCOLN

**OWNERSHIP**

Owner 1:	HOBSON DAVID A
Owner 2:	HOBSON ELIZABETH R
Owner 3:	
Street 1:	31 BEDFORD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	DERMENJIAN CHARLES -
Owner 2:	-
Street 1:	374 LAKE ST
Twn/City:	BELMONT
St/Prov:	MA Cntry
Postal:	02478

**NARRATIVE DESCRIPTION**

This Parcel contains 2.47 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2001, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
o				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	7.	1.000	R3									560,000						560,000	
101	ONE FAM		0.633		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									18,990						19,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,006,600	18,500	2.470	579,000	1,604,100	See plan 1379 of 2007	0
							GIS Ref
							GIS Ref
Total Card	1,006,600	18,500	2.470	579,000	1,604,100	Entered Lot Size	
Total Parcel	1,006,600	18,500	2.470	579,000	1,604,100	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		334.89	/Parcel:	334.89	Insp Date
						Land Unit Type:	12/05/19

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	1,442,700	23100	2.47	579,000	2,044,800	2,044,800	Year End Roll	9/26/2019
2019	101	FV	1,449,800	23100	2.47	561,400	2,034,300	2,034,300	Create Final value 2019	6/4/2019
2018	101	FV	1,449,800	23100	2.47	561,400	2,034,300	2,034,300	Year End Roll	9/28/2017
2017	101	FV	1,346,900	23100	2.47	531,000	1,901,000	1,901,000	Year End Roll	9/29/2016
2016	101	FV	1,313,300	23100	2.47	515,800	1,852,200	1,852,200	Year End Roll	1/14/2016
2015	101	FV	1,301,600	23100	2.47	479,000	1,803,700	1,803,700	Year End	10/2/2014
2014	101	FV	1,219,300	23100	2.47	431,000	1,673,400	1,673,400	Year End Roll	1/23/2014
2013	101	FV	1,195,700	23100	2.47	419,000	1,637,800	1,637,800	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DERMENJIAN CHAR	32211-474		1/4/2001		610000	Yes	No			
COMM OF MASS. (	21960-210		4/21/1992	INVOLVED GOV	116651	Yes	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/28/2019	R-19-0063	SOLAR PA	40,000	C				install ground mou
3/5/2013	5336	MANUAL	24,000	C	6/10/2013			install heater in
2/25/2013	5331	SOLAR PA	54,921	C				install of roof mo
3/12/2012	4997	RENOVATI	2,500	C				remove 80 linear f
2/23/2012	4988	SHED	30,000	C	6/11/2012			accessory bldg for
10/2/2006	3531	MANUAL		C				install a wood bur
5/21/2002	2494	MANUAL	73,600	C				additional fee for
5/22/2001	2231	NEW HOME	450,000	C	5/25/2002			7/01 10% 5/02 50%

**ACTIVITY INFORMATION**

Date	Result	By	Name
12/5/2019	ABATE-INSPEC	624	W Coelho
6/11/2012	MEAS/EXT INS	25	D ERSKINE
9/29/2009	MEAS+INSPECTD	25	D ERSKINE
1/28/2004	ABATE-INSPEC	600	
5/10/2003	MEAS+INSPECTD	615	
5/25/2002	MEAS/EXT INS	613	
3/23/2002	MEAS/EXT INS	615	
8/15/2001	MEAS/EXT INS	600	
1/28/1904	ABATE-INSPEC	600	

Sign: VERIFICATION OF VISIT NOT DATA

