



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 Infl	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	8.56	2.637	R4									540,884						540,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	311,700	25,100	0.550	540,900	877,700
Total Card	311,700	25,100	0.550	540,900	877,700
Total Parcel	311,700	25,100	0.550	540,900	877,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		410.91	/Parcel: 410.91

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	09/20/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	299,000	25100	.55	505,500	829,600	829,600	Year End Roll	10/15/2020
2020	101	FV	280,000	25100	.55	524,500	829,600	829,600	Year End Roll	9/26/2019
2019	101	FV	282,900	23400	.55	510,600	816,900	816,900	Create Final value 2019	6/4/2019
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

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		164,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/4/2021	R-21-0039	SIDING	75,000	C				Replace rear deck
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
7/8/2021	QUESTIONNAIR	624	W Coelho
9/20/2018	MEAS/EXT INS	622	K Cuoco
9/16/2009	MEAS/EXT INS	25	D ERSKINE
5/25/2002	MEAS+INSPCTD	613	
1/13/2001	M&L COMPLETE	613	
6/2/1998	MEAS/EXT INS	602	
12/8/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

