



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	8.75	1.000	R3									700,000						700,000	
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
101	1,154,400	15,700	2.470	719,000	1,889,100
See plan 1379 of 2007					
Total Card	1,154,400	15,700	2.470	719,000	1,889,100
Total Parcel	1,154,400	15,700	2.470	719,000	1,889,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		394.38	/Parcel: 394.38

Legal Description	User Acct
See plan 1379 of 2007	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
	Insp Date
	12/06/21

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,040,200	18500	2.47	651,800	1,710,500	1,710,500	Year End Roll	10/19/2021
2021	101	FV	1,006,600	18500	2.47	579,000	1,604,100	1,604,100	Year End Roll	10/15/2020
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

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		610,000	Yes	No			
COMM OF MASS. (21960-210		4/21/1992	INVOLVED GOV	116,651	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
12/6/2021	INSPECTED	5	TB
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	

Sign: VERIFICATION OF VISIT NOT DATA

