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1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised: 2,118,600 / 2,118,600
USE VALUE: 2,118,600 / 2,118,600
ASSESSed: 2,118,600 / 2,118,600

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

Table with columns: No, Alt No, Direction/Street/City. Row 1: 31, , BEDFORD LN, LINCOLN

OWNERSHIP

Table with columns: Owner 1, Owner 2, Owner 3, Street 1, Street 2, Town/City, St/Prov, Postal, Type. Row 1: HOBSON DAVID A, HOBSON ELIZABETH R, 31 BEDFORD LN, LINCOLN, MA, 01773

PREVIOUS OWNER

Table with columns: Owner 1, Owner 2, Street 1, Town/City, St/Prov, Postal. Row 1: DERMENJIAN CHARLES -, 374 LAKE ST, BELMONT, MA, 02478

NARRATIVE DESCRIPTION

This parcel contains 2.47 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 2001, having primarily CLAPBOARD Exterior and 4790 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bd rms.

OTHER ASSESSMENTS

Table with columns: Code, Descrip/No, Amount, Com. Int. (Empty table)

PROPERTY FACTORS

Table with columns: Item, Code, Description, %, Item, Code, Description. Rows: Z R-1 Single Fam 100 water, Sewer, n, Census: Exmpt, Flood Haz: , D, s, t, Topo, Street 1 PAVED, Gas: 4 MEDIUM

LAND SECTION (First 7 lines only)

Table with columns: 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. Rows: 101 ONE FAM 80000 SQUARE FEET PRIME SITE 0 9.98 1.00 R3 798,400, 101 ONE FAM 0.633 ACRES EXCESS ACRE 0 35,000. 1.00 R3 22,155

IN PROCESS APPRAISAL SUMMARY

Table with columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value. Rows: 101, 2.470, 1,281,200, 16,800, 820,600, 2,118,600. Total Card, Total Parcel, Source: Market Adj Cost, Total Value per SQ unit /Card: 442.30, /Parcel: 442.30

PREVIOUS ASSESSMENT

Table with columns: Tax Yr, Use, Cat, Bldg Value, Yrd Items, Land Size, Land Value, Total Value, Asses'd Value, Notes, Date. Rows: 2025-2018 with various values and notes like Year End Roll, Year end, Create Final va

SALES INFORMATION

Table with columns: Grantor, Legal Ref, Type, Date, Sale Code, Sale Price, V, Tst, Verif, Notes. Rows: 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

Table with columns: Date, Number, Descrip, Amount, C/O, Last Visit, Fed Code, F. Descrip, Comment. Rows: 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

Table with columns: Date, Result, By, Name. Rows: 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



USER DEFINED

Table with columns: Prior Id #, ASR Map, Fact Dist, Reval Dist, Year, LandReason, BldReason, CivilDistrict, Ratio. Rows: Prior Id # 1: 16 20 0, Prior Id # 2:, Prior Id # 3:, Prior Id # 1:, Prior Id # 2:, Prior Id # 3:, Prior Id # 1:, Prior Id # 2:, Prior Id # 3:, ASR Map:, Fact Dist:, Reval Dist:, Year:, LandReason:, BldReason:, CivilDistrict:, Ratio:

PRINT Date Time 09/26/25 15:18:32 LAST REV Date Time 12/06/21 12:51:53 apro 813

