

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HAWLEY TR STEPHEN
Owner 2:	YOU TR NINA
Owner 3:	MICHAEL HAWLEY TRUST 2020
Street 1:	48 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2037

PREVIOUS OWNER

Owner 1:	HOPKINS - ROBERT P
Owner 2:	HOPKINS - MARY W
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 CONVENT'NL Building built about 1924, having primarily WOOD SHING Exterior and 2136 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam		water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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	11.98	2.64	R4									756,984						757,000	

Total AC/HA:	0.55000	Total SF/SM:	23958	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	756,984	SpI Credit	Total:	757,000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.550	417,200	21,800	757,000	1,196,000
Total Card	0.550	417,200	21,800	757,000	1,196,000
Total Parcel	0.550	417,200	21,800	757,000	1,196,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	559.93	/Parcel:	559.93

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	368,600	20400	.55	734,900	1,123,900		Year End Roll	12/2/2024
2024	101	FV	361,700	20400	.55	720,300	1,102,400		Year end	11/9/2023
2023	101	FV	359,400	20400	.55	584,500	964,300	964,300	Year end	11/3/2022
2022	101	FV	311,700	25100	.55	540,900	877,700	877,700	Year End Roll	10/19/2021
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 va	6/4/2019
2018	101	FV	282,900	23400	.55	510,600	816,900	816,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOPKINS,ROBERT	84231-435		6/16/2025		1,260,000	No	No		
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	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	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
12/7/2021	INSPECTED	5	TB
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

Parcel ID	Entered Lot Size	Total Land:	Land Unit Type:	Insp Date
134 7 0				12/07/21



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	45 3 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	16:12:17

LAST REV

Date	Time
07/24/25	15:06:57

blakeley 1332

