



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	SPAULDING ARTHUR J
Owner 2:	SPAULDING MARIE T
Owner 3:	
Street 1:	132 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01451 Type:

**PREVIOUS OWNER**

Owner 1:	KOENIG JOHN L -
Owner 2:	KOENIG SUSAN W -
Street 1:	132 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2707

**NARRATIVE DESCRIPTION**

This Parcel contains .94 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1953, Having Primarily BRICK VENTR Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 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	R1	Residential	100	U	A	SEPTIC
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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		40946		SQUARE FE	PRIME SITE		0	6.14	1.668	R2									419,263						419,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	247,100	800	0.940	419,300	667,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 236.51						/Parcel: 236.51	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	247,100	800	.94	419,300	667,200	667,200	Year End Roll	9/28/2017
2017	101	FV	244,800	800	.94	407,000	652,600	652,600	Year End Roll	9/29/2016
2016	101	FV	242,600	800	.94	407,000	650,400	650,400	Year End Roll	1/14/2016
2015	101	FV	238,100	800	.94	344,800	583,700	583,700	Year End	10/2/2014
2014	101	FV	229,200	800	.94	309,300	539,300	539,300	Year End Roll	1/23/2014
2013	101	FV	224,700	800	.94	300,400	525,900	525,900	Year End Roll	10/25/2012
2012	101	FV	250,800	800	.94	264,800	516,400	516,400	Year End	1/26/2012
2011	101	FV	258,300	800	.94	268,100	527,200	527,200	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KOENIG JOHN L,	49063-205		3/1/2007		535000	No	No			
BLATT, THOMAS A	26060-95		2/20/1996		329225	No	No			
GOUNARIS, THOMA	18595-69		10/5/1987		311000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/14/2007	3815	MANUAL	75,000	C	5/29/2008			addition pymt for
4/20/2007	3658	RENOVATI	50,000	C	6/19/2007			reno kit, master ba
3/28/2007	3633	ROOF		C				strip & re-roof dw
3/15/2007	3621	FINISH B	25,000	C	6/19/2007			upgrade fin bmt in

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/17/2018	MEAS+INSPCTD	622	K Cuoco
4/21/2009	MEAS+INSPCTD	25	D ERSKINE
5/29/2008	PERMIT VISIT	100	B MORGAN
6/19/2007	MEAS+INSPCTD	100	B MORGAN
12/14/2004	M&L COMPLETE	615	D VELUTTI
10/16/1995	MEAS+INSPCTD	607	D KEARLY

Sign: VERIFICATION OF VISIT NOT DATA

