



PROPERTY LOCATION

No	Alt No	Direction/Street/City
132		BEDFORD RD, LINCOLN
Unit #:		
Owner 1: SPAULDING TR MARIE T		
Owner 2: MARIE T SPAULDING REV TRUST		
Owner 3:		
Street 1: 132 BEDFORD RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01451	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	350,700	600	0.940	580,400	931,700
Total Card 350,700 600 0.940 580,400 931,700					
Total Parcel 350,700 600 0.940 580,400 931,700					
Source: Market Adj Cost		Total Value per SQ unit /Card: 330.27		/Parcel: 330.27	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	05/17/18
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OWNERSHIP

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	323,500	600	.94	546,300	870,400	870,400	Year end	11/3/2022
2022	101	FV	288,800	800	.94	495,100	784,700	784,700	Year End Roll	10/19/2021
2021	101	FV	271,700	800	.94	426,800	699,300	699,300	Year End Roll	10/15/2020
2020	101	FV	269,500	800	.94	433,600	703,900	703,900	Year End Roll	9/26/2019
2019	101	FV	247,100	800	.94	419,300	667,200	667,200	Create Final value 2019	6/4/2019
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

PRINT	Date	Time
	09/13/23	18:39:24
LAST REV	Date	Time
	06/13/22	16:31:36
blakeley		
903		

USER DEFINED

Prior Id # 1:	22 27 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:	

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.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SPAULDING,ARTHU	80150-10		5/19/2022	CONVENIENC		1	No	No		
KOENIG JOHN L,	49063-205		3/1/2007		535,000	No	No			
BLATT, THOMAS A	26060-95		2/20/1996		329,225	No	No			
GOUNARIS, THOMA	18595-69		10/5/1987		311,000	No	No			

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	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	
6/19/2007	MEAS+INSPCTD	100	
12/14/2004	M&L COMPLETE	615	
10/16/1995	MEAS+INSPCTD	607	

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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

Sign: VERIFICATION OF VISIT NOT DATA

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		40946		SQUARE FE	PRIME SITE		0	8.5	1.668	R2									580,412						580,400	

Total AC/HA: 0.93999	Total SF/SM: 40945.96	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 2	Total: 580,412	Spl Credit	Total: 580,400
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