

PROPERTY LOCATION

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

OWNERSHIP

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:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains .94 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1953, having primarily BRICK Ventr Exterior and 2821 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 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	100	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		40946		SQUARE FE	PRIME SITE		0	8.76	1.67	R2									598,168						598,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.940	379,000	600	598,200	977,800
Total Card	0.940	379,000	600	598,200	977,800
Total Parcel	0.940	379,000	600	598,200	977,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:		346.61	/Parcel: 346.61

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	359,000	600	.94	592,000	951,600		Year End Roll	12/2/2024
2024	101	FV	350,700	600	.94	580,400	931,700		Year end	11/9/2023
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 va	6/4/2019
2018	101	FV	247,100	800	.94	419,300	667,200	667,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	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		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	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	4/21/2009			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	

Sign: VERIFICATION OF VISIT NOT DATA



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:	
CivilDistrict:	
Ratio:	

