



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 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	6.25	1.668	R2									426,774						426,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	271,700	800	0.940	426,800	699,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 247.89						/Parcel: 247.89	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
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
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

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	
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

EXTERIOR INFORMATION

Table with exterior details: Type: 19 - RANCH, Sty Ht: 1 - 1, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 8 - BRICK VENR, Sec Wall: 26 - WOOD, 15%, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir:

GENERAL INFORMATION

Table with general info: Grade: C+ - AVG. (+), Year Blt: 1953, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: , Const Mod: , Lump Sum Adj:

INTERIOR INFORMATION

Table with interior details: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: , Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors: , Bsmnt Flr: , Bsmnt Gar: , Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 2 - GAS, Heat Type: 3 - FORCED H/W, # Heat Sys: 1, % Heated: 100, % AC: 100, Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0

BATH FEATURES

Table with bath features: Full Bath: 2, Rating: GOOD, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: , Rating: , A HBth: , Rating: , OthrFix: 1, Rating: AVERAGE

OTHER FEATURES

Table with other features: Kits: 2, Rating: GOOD, A Kits: , Rating: , Frpl: 3, Rating: AVERAGE, WSFlue: , Rating:

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name:

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average, 31.%, Functional: , Economic: , Special: , Override: , Total: 31.2%

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 86.00, Size Adj.: 1.04970026, Const Adj.: 1.06334996, Adj \$ / SQ: 95.993, Other Features: 84737, Grade Factor: 1.12, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 394905, Depreciation: 123210, Depreciated Total: 271694

COMMENTS

Empty comments box.

RESIDENTIAL GRID

Table with residential grid: 1st Res Grid, Desc: Line 1, # Units 1, Level FY LR DR D K FR RR BR FB HB L O, Other, Upper, Lvl 2, Lvl 1, Lower, Totals RMs: 8, BRs: 3, Baths: 2, HB

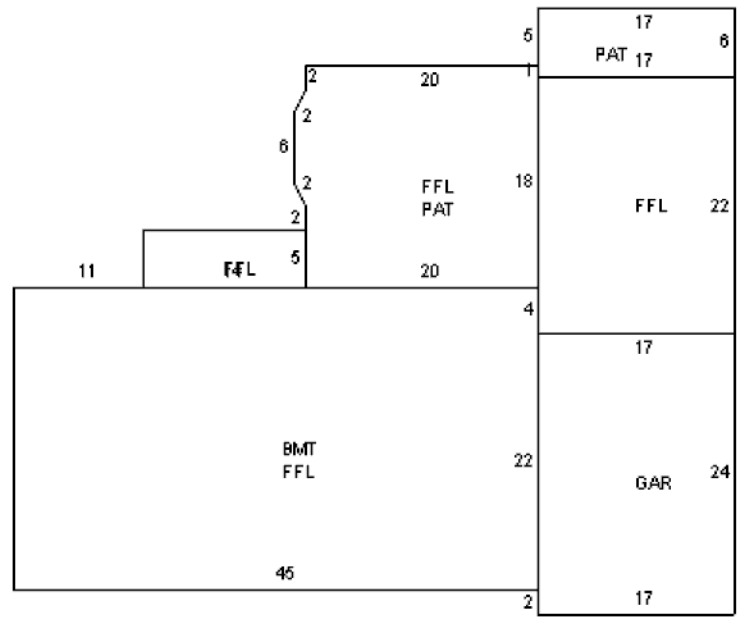
REMODELING

Table with remodeling: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals: 1, 8, 3

SKETCH



SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten. Includes rows for FFL, BMT, PAT, GAR and summary rows for Net Sketched Area and Size Ad.

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten. Includes rows for FFL, BMT, PAT, GAR and summary rows for Net Sketched Area and Size Ad.

SPEC FEATURES/YARD ITEMS

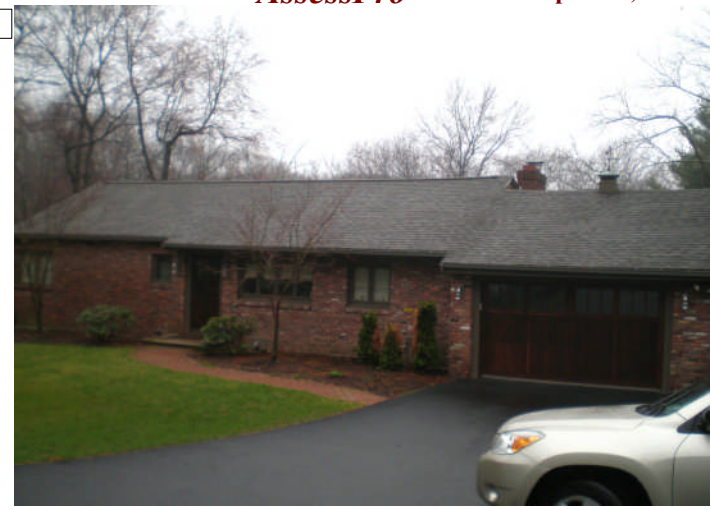
Table with spec features/yard items: Code, Description, A, Y/S, Qty, Size/Dim, Qual, Con, Year, Unit Price, D/S, Dep, LUC, Fact, NB Fa, Appr Value, JCod, JFact, Juris. Value. Includes item 2: SHED/FR, D Y, 1, 6X10, A, GD, 2007, 15.00, T, 10, 101, 800, 800.

PARCEL ID

119 21 0

IMAGE

AssessPro Patriot Properties, Inc



Summary table: More: N, Total Yard Items: 800, Total Special Features: , Total: 800