



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FREILINO JULIE A
Owner 2:	
Owner 3:	
Street 1:	15 MORGAN DRIVE
Street 2:	
Twn/City:	LEECHBURG
St/Prov:	PA Cntry Own Occ: Y
Postal:	15656 Type:

PREVIOUS OWNER

Owner 1:	CAPPELLUZZO PAUL R -
Owner 2:	-
Street 1:	166 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-1500

NARRATIVE DESCRIPTION

This Parcel contains 1.01 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1955, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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		43995		SQUARE FE	PRIME SITE		0	6.14	1.573	R2									424,879						424,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	132,000	4,100	1.010	424,900	561,000	z686	0				
							GIS Ref				
							GIS Ref				
Total Card					132,000	4,100	1.010	424,900	561,000	Entered Lot Size	
Total Parcel					132,000	4,100	1.010	424,900	561,000	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			326.92	/Parcel:	326.92	Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	132,000	4100	1.01	424,900	561,000	561,000	Year End Roll	9/28/2017
2017	101	FV	130,700	4100	1.01	412,400	547,200	547,200	Year End Roll	9/29/2016
2016	101	FV	129,400	4100	1.01	412,400	545,900	545,900	Year End Roll	1/14/2016
2015	101	FV	124,100	4100	1.01	349,500	477,700	477,700	Year End	10/2/2014
2014	101	FV	119,000	4100	1.01	313,500	436,600	436,600	Year End Roll	1/23/2014
2013	101	FV	113,600	4100	1.01	304,500	422,200	422,200	Year End Roll	10/25/2012
2012	101	FV	125,100	4100	1.01	270,300	399,500	399,500	Year End	1/26/2012
2011	101	FV	129,400	4100	1.01	273,600	407,100	407,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CAPPELLUZZO PAU	53907-12		11/25/2009		439000	No	No			
HENNESSEY JOHN	30101-472		4/28/1999		329000	No	No			
SHAPSE STEVEN N	27855-327		11/7/1997		285000	No	No			
BOMBARA, JOSEPH	25102-474		1/3/1995	OTHER	226500	No	No			DISTRESS SALE
JOSEPH J. BOMBA	22662-450		11/27/1992	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/22/2014	5717	RENOVATI	20,000	C	5/29/2015			Remodel a bathroom
6/13/2012	5068	RENOVATI	10,000	C	7/12/2012			remodel existing b
9/20/2011	4859	TEMPORAR		C				strip & re-roof dw
4/24/1997	1168	ROOF	3,450	C	6/7/1997			
12/19/1994	652-94	SHED		25	8/23/1995			
5/4/1994	453	MANUAL	500	C	7/7/1995			WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2015	PERMIT VISIT	619	DH
10/28/2011	MEAS/EXT INS	25	D ERSKINE
4/22/2006	MEAS+INSPECTD	615	D VELUTTI
3/8/2000	MISSED APPT	600	PA
6/7/1997	MEAS/EXT INS	602	D TUCKER
11/3/1995	MEAS/EXT INS	607	D KEARLY
8/23/1995	PERMIT VISIT	606	J SMITH
7/7/1995	MEAS/EXT INS	600	PA
1/7/1994	FIELDREV CHG	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

