



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GINGRICH PAUL
Owner 2:	GINGRICH BELINDA
Owner 3:	
Street 1:	146 BEDFORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LAFERRIERE TIMOTHY J -
Owner 2:	LAFERRIERE DEANNA L -
Street 1:	146 BEDFORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.14 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1954, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 6 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:				Topo		
D				Street	1	PAVED
s				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		49658		SQUARE FE	PRIME SITE		0	6.78	1.428	R3									480,684						480,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	206,300	700	1.140	480,700	687,700
Total Card		206,300	700	1.140	480,700
Total Parcel		206,300	700	1.140	480,700
Source: Market Adj Cost		Total Value per SQ unit /Card: 245.48		/Parcel: 245.48	

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

GIS Ref
GIS Ref
Insp Date
10/28/11

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	206,300	700	1.14	480,700	687,700	687,700	Year End Roll	9/28/2017
2017	101	FV	204,300	700	1.14	453,700	658,700	658,700	Year End Roll	9/29/2016
2016	101	FV	202,400	700	1.14	440,300	643,400	643,400	Year End Roll	1/14/2016
2015	101	FV	198,600	700	1.14	407,700	607,000	607,000	Year End	10/2/2014
2014	101	FV	190,900	700	1.14	365,100	556,700	556,700	Year End Roll	1/23/2014
2013	101	FV	187,100	700	1.14	354,500	542,300	542,300	Year End Roll	10/25/2012
2012	101	FV	292,400	700	1.14	278,500	571,600	571,600	Year End	1/26/2012
2011	101	FV	301,400	700	1.14	282,000	584,100	584,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LAFERRIERE TIMO	48634-349		12/8/2006		637500	No	No			
CONSTANTINE KAT	36030-170		8/1/2002		515000	No	No			
PHILIP J CONSTA	12136-33		12/31/1971	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/1/2017	6675	SOLAR PA	23,680	C				Install solar pane
11/15/2016	6624	ROOF	26,590	C				Remove old roof sh
9/8/2008	4037	MANUAL		C				wood burning stove
11/27/2004	2851	RENOVATI	30,000	C	6/12/2004			reno kitch & 1/2 b
9/7/2001	2338	ROOF		C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/28/2011	MEAS+INSPCTD	25	D ERSKINE
4/30/2005	MEAS/EXT INS	615	D VELUTTI
12/4/2004	M&L EXTERIOR	615	D VELUTTI
6/12/2004	MEAS+INSPCTD	615	D VELUTTI
12/16/2003	MEAS/EXT INS	615	D VELUTTI
10/16/1995	MEAS+INSPCTD	607	D KEARLY

Sign: VERIFICATION OF VISIT NOT DATA

