



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	6.25	1.573	R2									432,491						432,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	146,100	4,100	1.010	432,500	582,700	z686	0				
							GIS Ref				
							GIS Ref				
Total Card					146,100	4,100	1.010	432,500	582,700	Entered Lot Size	
Total Parcel					146,100	4,100	1.010	432,500	582,700	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			339.57	/Parcel:	339.57	Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	144,800	4100	1.01	439,400	588,300	588,300	Year End Roll	9/26/2019
2019	101	FV	132,000	4100	1.01	424,900	561,000	561,000	Create Final value 2019	6/4/2019
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

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	C	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+INSPCTD	615	
3/8/2000	MISSED APPT	600	
6/7/1997	MEAS/EXT INS	602	
11/3/1995	MEAS/EXT INS	607	
8/23/1995	PERMIT VISIT	606	
7/7/1995	MEAS/EXT INS	600	
1/7/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	19	- RANCH
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	6	- SLAB
Frame:	1	- WOOD
Prime Wall:	1	- WOOD SHING
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	C	- AVERAGE	
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact.:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	4 - CARPET 40%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

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
2	SHED/FR	D	Y		1450	A	AV	1994	15.00	T	40	101			4,100			4,100

More: N

BATH FEATURES

Full Bath:	1	Rating:	GOOD
A Bath:	1	Rating:	GOOD
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	30.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			30.8%

CALC SUMMARY

Basic \$ / SQ:	86.00
Size Adj.:	1.09965038
Const Adj.:	0.98163998
Adj \$ / SQ:	92.834
Other Features:	49601
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	211111
Depreciation:	65022
Depreciated Total:	146089

COMMENTS

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	RM:	7	BR:	3	Baths:	1	HB:					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

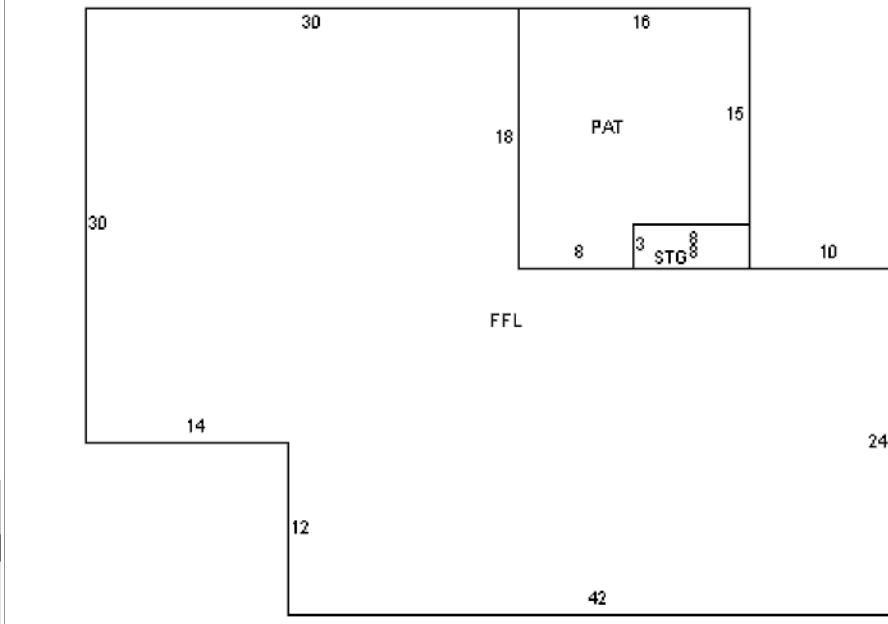
No	Unit	RMS	BRS	FL
1		7	3	1
Totals				
1		7	3	1

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

PARCEL ID 113 64 0

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,716	92.830	159,303	
PAT	PATIO	264	7.000	1,848	
STG	STORAGE	24	15.000	360	
Net Sketched Area:		2,004	Total:	161,510	
Size Ad	1716	Gross Area	2004	FinArea	1716

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten



05/29/2015