



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:						
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 Infru	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	7.91	1.428	R3									560,798						560,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	246,500	700	1.140	560,800	808,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 288.43						/Parcel: 288.43	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	227,300	700	1.14	496,300	724,300	724,300	Year End Roll	10/15/2020
2020	101	FV	225,400	700	1.14	496,300	722,400	722,400	Year End Roll	9/26/2019
2019	101	FV	206,300	700	1.14	480,700	687,700	687,700	Create Final value 2019	6/4/2019
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

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		637,500	No	No			
CONSTANTINE KAT	36030-170		8/1/2002		515,000	No	No			
PHILIP J CONSTA	12136-33		12/31/1971	FAMILY		No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/9/2020	R-20-0225	MANUAL	6,000	C	12/18/2020			Weatherization/air
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
1/27/2004	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	
12/4/2004	M&L EXTERIOR	615	
6/12/2004	MEAS+INSPCTD	615	
12/16/2003	MEAS/EXT INS	615	
10/16/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	19	- RANCH
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	1	- WOOD SHING
Sec Wall:	26	- WOOD 25%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	C	- AVERAGE
Year Blt:	1954	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		Fact.:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

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:	1	- OIL
Heat Type:	3	- FORCED H/W
# Heat Sys:	1	
% Heated:	100	% AC: 100
Solar HW:	Yes	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	1	10X16	A	AV	1954	15.00	T	70	101			700			700								
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>More:</td> <td>N</td> <td>Total Yard Items:</td> <td>700</td> <td>Total Special Features:</td> <td></td> <td>Total:</td> <td>700</td> </tr> </table>																			More:	N	Total Yard Items:	700	Total Special Features:		Total:	700
More:	N	Total Yard Items:	700	Total Special Features:		Total:	700																			

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV	- Average	31%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			31%

CALC SUMMARY

Basic \$ / SQ:	96.00
Size Adj.:	1.11787248
Const Adj.:	1.01999998
Adj \$ / SQ:	109.462
Other Features:	74230
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	357258
Depreciation:	110750
Depreciated Total:	246508

COMMENTS

NEW 3 BED SEPTIC 1996.

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:	6	BR:	3	Bath:	2	HB:	1				

REMODELING

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

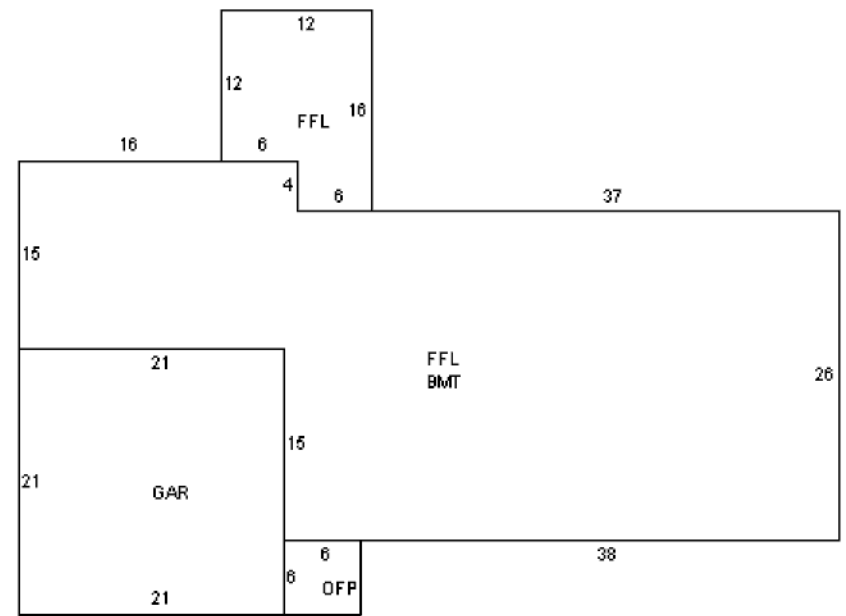
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 492662.9482
Juris. Factor:		Before Depr:		109.46
Special Features:	0	Val/Su Net:		69.03
Final Total:	246500	Val/Su SzAd		151.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,631	109.460	178,533	
BMT	BASEMENT	1,463	60.200	88,079	
GAR	GARAGE	441	36.000	15,876	
OPF	OPEN PORCH	36	15.000	540	
Net Sketched Area:		3,571	Total:	283,028	
Size Ad	1631	Gross Area	3571	FinArea	2801

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL		1ST FLOOR			
BMT	100	FLA	80	A	0

IMAGE

AssessPro Patriot Properties, Inc

