

**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 METAL 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	8.75	1.428	R3									620,352						620,400	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	278,300	700	1.140	620,400	899,400
Total Card		278,300	700	1.140	899,400
Total Parcel		278,300	700	1.140	899,400
Source: Market Adj Cost		Total Value per SQ unit /Card: 321.05		/Parcel: 321.05	

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

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	246,500	700	1.14	560,800	808,000	808,000	Year End Roll	10/19/2021
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

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
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	

**TAX DISTRICT**

**PAT ACCT.**

**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
12/8/2021	INSPECTED	5	TB
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



**USER DEFINED**

Prior Id # 1:	22 31 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

