Map	Lot	Sublot	Building	Unit	CARD
113	64	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	822,400	/	822,400
USE VALUE:	822,400	/	822,400
ASSESSED:	822,400	/	822,400

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

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 RANCH Building built about 1955, having primarily WOOD SHING Exterior and 1716 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.010	213,300	2,900	606,200	822,400
Total Card	1.010	213,300	2,900	606,200	822,400
Total Parcel	1.010	213,300	2,900	606,200	822,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 479.25 | /Parcel: 479.25

Legal Description: 2686

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	12/08/21

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 113 64 0

!836!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	202,000	2700	1.01	600,000	804,700		Year End Roll	12/2/2024
2024	101	FV	197,000	2700	1.01	588,200	787,900		Year end	11/9/2023
2023	101	FV	181,000	2700	1.01	553,600	737,300	737,300	Year end	11/3/2022
2022	101	FV	158,900	4100	1.01	501,700	664,700	664,700	Year End Roll	10/19/2021
2021	101	FV	146,100	4100	1.01	432,500	582,700	582,700	Year End Roll	10/15/2020
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 va	6/4/2019
2018	101	FV	132,000	4100	1.01	424,900	561,000	561,000	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	15:20:54

LAST REV

Date	Time
12/08/21	13:59:09

apro

USER DEFINED

Prior Id # 1:	17 15 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:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 836

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAPPELLUZZO PAU	53907-12		11/25/2009		439,000	No	No		
HENNESSEY JOHN	30101-472		4/28/1999		329,000	No	No		
SHAPSE STEVEN N	27855-327		11/7/1997		285,000	No	No		
BOMBARA, JOSEPH	25102-474		1/3/1995	OTHER	226,500	No	No		DISTRESS SALE
JOSEPH J. BOMBA	22662-450		11/27/1992	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	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
12/8/2021	INSPECTED	5	TB
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	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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 Influ	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	8.76	1.57	R2									606,178						606,200	

Total AC/HA:	1.00999	Total SF/SM:	43995	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	606,178	Spl Credit		Total:	606,200

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 %:	
Jurisdict:		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:			
Subfloor:			
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

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	33.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	33.5	%

CALC SUMMARY

Basic $ / SQ:	144.00
Size Adj.:	1.09965038
Const Adj.:	0.98163998
Adj $ / SQ:	155.442
Other Features:	49601
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	320680
Depreciation:	107428
Depreciated Total:	213252

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	RMs: 7		BRs: 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	

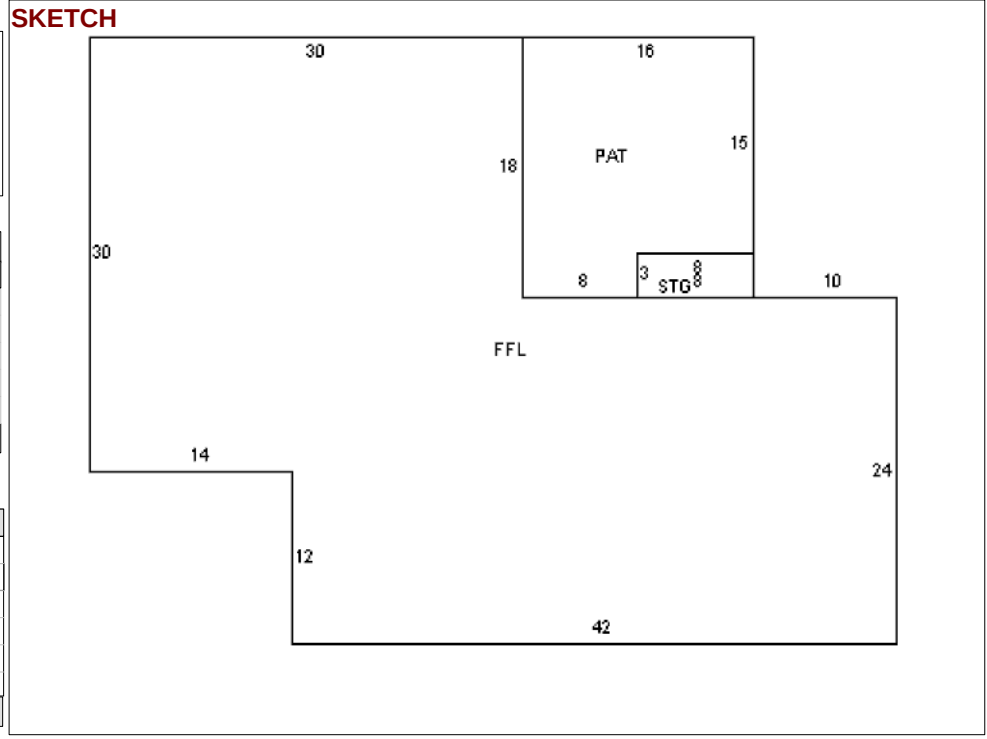
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 12900.00000

Juris. Factor:		Before Depr:	155.44
Special Features:	0	Val/Su Net:	106.44
Final Total:	213300	Val/Su SzAd	124.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,716	155.440	266,739
PAT	PATIO	264	14.980	3,955
STG	STORAGE	24	16.050	385

Net Sketched Area:	2,004			Total:	271,079
Size Ad	1716	Gross Area	2004	FinArea	1716

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 113 64 0

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	450	A	AV	1994	16.05	T	60	101			2,900			2,900

More: N	Total Yard Items:	2,900	Total Special Featues:		Total: 2,900