



PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		BEDFORD LN, LINCOLN

OWNERSHIP

Owner 1:	DELAHUNTY JR WILLIAM J
Owner 2:	DELAHUNTY JULIANA RILEY
Owner 3:	
Street 1:	8 BEDFORD LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DELAHUNTY WILLIAM J JR -
Owner 2:	-
Street 1:	8 BEDFORD LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1955, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		40075		SQUARE FE	PRIME SITE		0	6.78	1.697	R3									461,193						461,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	239,800	7,300	0.920	461,200	708,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 250.32						/Parcel: 250.32	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	239,800	7300	.92	461,200	708,300	708,300	Year End Roll	9/28/2017
2017	101	FV	235,000	7300	.92	435,300	677,600	677,600	Year End Roll	9/29/2016
2016	101	FV	235,000	7300	.92	422,400	664,700	664,700	Year End Roll	1/14/2016
2015	101	FV	225,400	7300	.92	391,100	623,800	623,800	Year End	10/2/2014
2014	101	FV	223,000	7300	.92	350,300	580,600	580,600	Year End Roll	1/23/2014
2013	101	FV	218,100	7300	.97	343,400	568,800	568,800	Year End Roll	10/25/2012
2012	101	FV	218,100	7300	.97	377,700	603,100	603,100	Year End	1/26/2012
2011	101	FV	223,000	7300	.97	383,900	614,200	614,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DELAHUNTY WILLI	40348-32		8/6/2003	CONVENIENC		1	No	No		
ELWOOD DAVID M,	40348-18		8/6/2003		667930	No	No			
ELWOOD, DAVID M	26468-485		7/2/1996	CONVENIENC		1	No	No		
DAVID WEBSTER	11700-459		6/19/1969		46000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
1/13/2010	4369	FINISH B	27,000	C	7/28/2010			
4/11/2007	3646	RENO-ADD	160,000	C	5/29/2008			kit +-remodel bath

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2010	MEAS/EXT INS	25	D ERSKINE
5/29/2008	PERMIT VISIT	100	B MORGAN
6/19/2007	PERMIT VISIT	100	B MORGAN
5/5/2007	MEAS+INSPCTD	616	D MANZELLO
1/20/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

