



PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		BEDFORD LN, LINCOLN
Unit #:		
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:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	292,100	7,300	0.920	538,100	837,500
Total Card 292,100 7,300 0.920 538,100 837,500					
Total Parcel 292,100 7,300 0.920 538,100 837,500					
Source: Market Adj Cost		Total Value per SQ unit /Card: 295.98		/Parcel: 295.98	

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

Insp Date	07/28/18
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PREVIOUS OWNER

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	278,200	7300	.92	476,200	761,700	761,700	Year End Roll	10/15/2020
2020	101	FV	247,000	7300	.92	476,200	730,500	730,500	Year End Roll	9/26/2019
2019	101	FV	239,800	7300	.92	461,200	708,300	708,300	Create Final value 2019	6/4/2019
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

Parcel ID 113 36 0

PRINT	Date	Time
	09/30/21	18:21:20
LAST REV	Date	Time
	02/24/20	09:01:49
apro		
906		

USER DEFINED

Prior Id # 1:	22 3 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:	

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.

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		667,930	No	No			
ELWOOD, DAVID M	26468-485		7/2/1996	CONVENIENC		1	No	No		
DAVID WEBSTER	11700-459		6/19/1969		46,000	No	No			

TAX DISTRICT

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	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
7/28/2018	MEAS/EXT INS	622	K Cuoco
7/28/2010	MEAS/EXT INS	25	D ERSKINE
5/29/2008	PERMIT VISIT	100	
6/19/2007	PERMIT VISIT	100	
5/5/2007	MEAS+INSPCTD	616	D MANZELLO
1/20/1996	MEAS+INSPCTD	606	

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	7.91	1.697	R3									538,058						538,100	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.92000	Total SF/SM:	40075.20	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	538,058	Spl Credit	Total:	538,100
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