113	36	0		1 of 1	RESIDENTIAL	TOTAL ASSESSED:	945,600
Map	Lot	Sublot	Building	Unit	CARD	!906!	

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

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:	

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	Descrip
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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	343,100	7,300	0.920	595,200	945,600
Total Card	343,100	7,300	0.920	595,200	945,600
Total Parcel	343,100	7,300	0.920	595,200	945,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 334.18 | /Parcel: 334.18

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	12/04/21

PREVIOUS ASSESSMENT

Parcel ID: 113 36 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	292,100	7300	.92	538,100	837,500	837,500	Year End Roll	10/19/2021
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

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: apro 906

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			

PRINT

Date	Time
10/18/22	18:14:49

LAST REV

Date	Time
12/04/21	13:29:01

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:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	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
12/4/2021	INSPECTED	5	TB
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	

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		40075		SQUARE FE	PRIME SITE		0	8.75	1.697	R3									595,197						595,200	

Total AC/HA:	0.92000	Total SF/SM:	40075.20	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	595,197	Spl Credit		Total:	595,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - CAPE		
Sty Ht:	1H - 1H		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
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+ - AVG. (+)		
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	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:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal	0	% Sprinkled	0

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	23.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	23.4	%

CALC SUMMARY

Basic $ / SQ:	124.00
Size Adj.:	1.00799799
Const Adj.:	1.01999998
Adj $ / SQ:	127.492
Other Features:	48856
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	447917
Depreciation:	104813
Depreciated Total:	343105

COMMENTS

DORMER FRONT + REAR .

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:	8	BRs:	3	Baths:	2	HB	

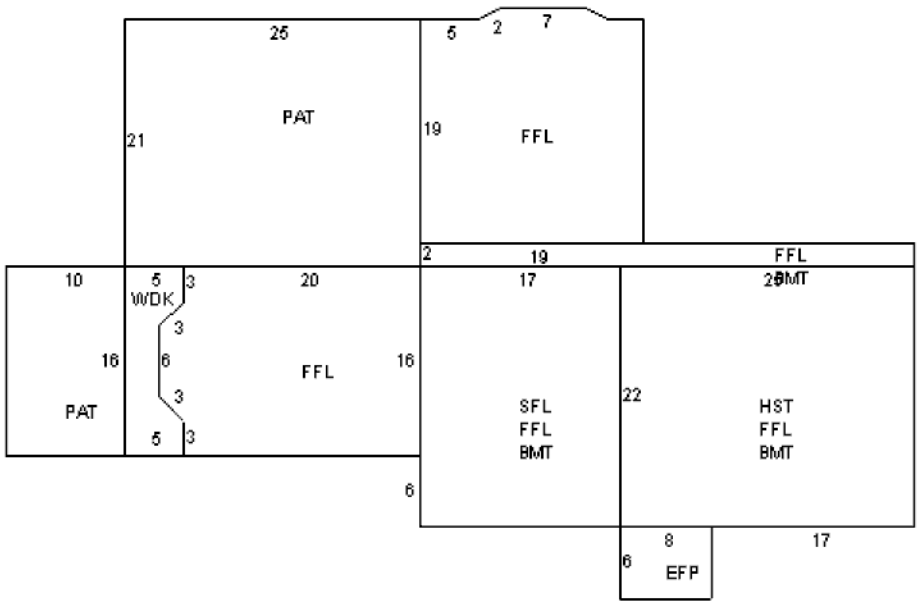
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	1
Totals			
1	8	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,714	127.490	218,521
BMT	BASEMENT	1,008	47.810	48,192
PAT	PATIO	685	14.000	9,590
SFL	2ND FLOOR	337	127.490	42,914
HST	HALF STORY	275	127.490	35,060
WDK	WOOD DECK	64	36.520	2,337
EFP	ENCL PORCH	48	36.000	1,728
	Net Sketched Area:	4,131	Total:	358,342
Size Ad	2325.6000	Gross Area	4443	FinArea 2830

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
SFL	90				0

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	603235.8381

Juris. Factor:		Before Depr:	140.24
Special Features:	0	Val/Su Net:	83.05
Final Total:	343100	Val/Su SzAd	147.53

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

113 36 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
3	GARAGE	D	Y	1	506	A	AV	1955	36.00	T	60	101			7,300			7,300

More:	N	Total Yard Items:	7,300	Total Special Featues:		Total:	7,300