



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	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 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	9.5	1.697	R3									646,214						646,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	394,600	7,300	0.920	646,200	1,048,100
Total Card	394,600	7,300	0.920	646,200	1,048,100
Total Parcel	394,600	7,300	0.920	646,200	1,048,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		370.41	/Parcel: 370.41

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

GIS Ref
GIS Ref
Insp Date
12/04/21

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	343,100	7300	.92	595,200	945,600	945,600	Year end	11/3/2022
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

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.

PRINT	Date	Time
	09/13/23	18:40:05
LAST REV	Date	Time
	12/04/21	13:29:01
	apro	
	906	

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	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+INSPECTD	616	D MANZELLO
1/20/1996	MEAS+INSPECTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

