

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		CODMAN RD, LINCOLN

OWNERSHIP

Owner 1:	SOC FOR PRES OF NE ANTIQUITIES	
Owner 2:		
Owner 3:		
Street 1:	141 CAMBRIDGE ST	
Street 2:		
Twn/City:	BOSTON	
St/Prov:	MA	Cntry
Postal:	02114-2711	Type:

PREVIOUS OWNER

Owner 1:		
Owner 2:		
Street 1:		
Twn/City:		
St/Prov:		Cntry
Postal:		

NARRATIVE DESCRIPTION

This parcel contains 15.73 ACRES of land mainly classified as CHARITY with a CONVENT'NL Building built about 1897, having primarily CLAPBOARD Exterior and 1312 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam		water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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
905	CHARITY		15.23		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									533,050						533,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
905	15.230	83,700		533,100	616,800
Total Card	15.230	83,700		533,100	616,800
Total Parcel	15.730	162,600		1,347,900	1,510,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		470.12	/Parcel: 755.36

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/18/2013	5578	TEMPORAR		C				tent 10/25-10/27
8/20/2013	5519	TEMPORAR		C				tent 9/13 to 9/16
8/5/2013	5503	TEMPORAR		C				tent 8/16 to 8/19
7/17/2013	5479	TEMPORAR		C				tent 7/24 to 7/29
9/8/2009	4262	TEMPORAR		C				tent 10/16 to 10/1
9/8/2009	4261	TEMPORAR		C				tent 10/9 to 10/11

ACTIVITY INFORMATION

Date	Result	By	Name
8/6/2013	MEAS/EXT INS	25	D ERSKINE
6/2/2007	MEAS/EXT INS	616	D MANZELLO
1/25/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	83 2 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:	

Total AC/HA:	15.23000	Total SF/SM:	663419	Parcel LUC:	905 CHARITY	Prime NB Desc:	RES CAT 5	Total:	533,050	SpI Credit:		Total:	533,100
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