

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TOWN OF LINCOLN
Owner 2:	CONSERVATION
Owner 3:	HOUSING
Street 1:	16 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 18.92 ACRES of land mainly classified as MUNICPL with a CONVENT'NL Building built about 1900, having primarily CLAPBOARD Exterior and 2476 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

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
903	MUNICPL		80000		SQUARE FE	PRIME SITE		0	13.03	1.00	R5									1,042,400						1,042,400	
903	MUNICPL		17.08345		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									597,921						597,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
903	18.920	388,300	245,100	1,640,300	2,273,700
Total Card	18.920	388,300	245,100	1,640,300	2,273,700
Total Parcel	18.920	388,300	245,100	1,640,300	2,273,700
Source:	Market Adj Cost	Total Value per SQ unit /Card: 918.30		/Parcel: 473.69	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	903	FV	338,800	229200	18.92	1,609,900	2,177,900		Year End Roll	12/2/2024
2024	903	FV	331,800	229200	18.92	1,504,500	2,065,500		Year end	11/9/2023
2023	903	FV	329,400	229200	18.92	1,352,500	1,911,100	1,911,100	Year end	11/3/2022
2022	903	FV	281,500	269200	18.92	1,280,500	1,831,200	1,831,200	Year End Roll	10/19/2021
2021	903	FV	258,500	269200	18.92	1,312,500	1,840,200	1,840,200	Year End Roll	10/15/2020
2020	903	FV	239,800	269200	18.92	1,312,500	1,821,500	1,821,500	Year End Roll	9/26/2019
2019	903	FV	244,500	269200	18.92	1,309,300	1,823,000	1,823,000	Create Final va	6/4/2019
2018	903	FV	244,500	269200	18.92	1,309,300	1,823,000	1,823,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11914-474		11/5/1970	INVOLVED GOV		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/12/2025	C-25-18	MANUAL	30,150	C				
4/2/2025	C-25-0015	MANUAL	39,000	O				Construct fire pre
7/8/2024	C-24-0018	RENO-BAR	233,000	O				Change of use of p
7/2/2024	W-24-0006	WOOD STO	25,000	O				Le Panyol wood fir
2/8/2024	C-24-0006	SHED	233,000	O				New construction t
2/8/2024	C-24-0005	RENOVATI	36,580	O				Adding a covered p
5/27/2021	SH-21-0003	MANUAL	15,000	O				Installation of ki
10/9/2020	C-20-0022	KITCHEN	119,500	O	2/14/2022			Renovate the kitch
9/10/2020	C-20-0015	HOT TUB	5,800	O	10/13/2020			Install above grou
5/17/2019	R-19-0059	SOLAR PA	148,461	C	3/2/2021			Install 175 roof m

ACTIVITY INFORMATION

Date	Result	By	Name
5/5/2025	INFO FM PRMT	7	SB
7/6/2001	MEAS+INSPCTD	613	
6/26/2000	MEAS+INSPCTD	611	
5/29/1999	MEAS/EXT INS	602	
6/16/1998	MEAS/EXT INS	602	
5/24/1997	MEAS/EXT INS	602	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1: 95 1 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:

