

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FUNKENSTEIN AMY B
Owner 2:	NOLAN JOHN
Owner 3:	
Street 1:	78 CODMAN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4200 Type:

PREVIOUS OWNER

Owner 1:	FLEMING - JAMES
Owner 2:	FLEMING - NANCY
Street 1:	78 CODMAN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4200

NARRATIVE DESCRIPTION

This parcel contains 1.43 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1949, having primarily CLAPBOARD Exterior and 3854 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	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
101	ONE FAM		62290.80078		SQUARE FE	PRIME SITE

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.430	858,200		745,400	1,603,600
Total Card		1.430	858,200	745,400	1,603,600
Total Parcel		1.430	858,200	745,400	1,603,600
Source: Market Adj Cost		Total Value per SQ unit /Card: 416.14		/Parcel: 416.14	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	805,900	0	1.43	723,700	1,529,600		Year End Roll	12/2/2024
2024	101	FV	801,200	0	1.43	709,500	1,510,700		Year end	11/9/2023
2023	101	FV	697,500	0	1.43	653,500	1,351,000	1,351,000	Year end	11/3/2022
2022	101	FV	609,300	0	1.43	590,800	1,200,100	1,200,100	Year End Roll	10/19/2021
2021	101	FV	401,600	0	1.43	522,800	924,400	924,400	Year End Roll	10/15/2020
2020	101	FV	357,700	0	1.43	522,800	880,500	880,500	Year End Roll	9/26/2019
2019	101	FV	344,800	0	1.43	506,400	851,200	851,200	Create Final va	6/4/2019
2018	101	FV	344,600	0	1.43	506,400	851,000	851,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLEMING,JAMES	74386-391		3/31/2020		1,320,000	No	No		
FLEMING JAMES,	54868-364		6/23/2010	FAMILY		1	No	No	
MACMAHON, EDWAR	25119-506		1/12/1995	CHD>SALE	285,000	No	No		LEASED PRIOR TO SALE
DAHL THYRA	13648-538		2/28/1979		85,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/19/2025	R-25-102	INSULATI	5,493					
4/13/2016	6387	ROOF	9,520	C				Strip & re-roof 19
9/9/2009	4267	ROOF		C				strip and reroof p
9/6/2000	2071	ADDITION	85,000	C	5/25/2002			7/6/01 80% 3/30/02
9/5/2000	2070	DEMOLITI		C	7/6/2001			garage
6/13/1995	746-95	ADDITION	150,000	C	6/19/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
4/13/2018	MEAS/EXT INS	622	K Cuoco
11/24/2008	MEAS+INSPCTD	25	D ERSKINE
5/25/2002	MEAS+INSPCTD	613	
3/30/2002	MEAS/EXT INS	615	
7/6/2001	MEAS/EXT INS	613	
11/8/1995	MEAS+INSPCTD	607	
7/11/1995	MEAS/EXT INS	600	
10/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	95 35 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:	

!2380!

PRINT

Date	Time
09/26/25	18:28:53

LAST REV

Date	Time
07/21/25	15:05:41

apro 2380

PAT ACCT.

