



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: BORDIUK JOHN
 Owner 2: MONTORI STACI
 Owner 3:
 Street 1: 84 CODMAN RD
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: Y
 Postal: 01773-4200 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	437,500		0.930	477,100	914,600	2973
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 346.57						/Parcel: 346.57

User Acct
0
GIS Ref
GIS Ref
Insp Date
05/03/17

PREVIOUS OWNER

Owner 1: GAO RU WEN -
 Owner 2: LIN AUGUSTINE -
 Street 1: 84 CODMAN RD
 Twn/City: LINCOLN
 St/Prov: MA Cntry
 Postal: 01773-4200

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	424,900	0	.93	462,100	887,000	887,000	Create Final value 2019	6/4/2019
2018	101	FV	424,900	0	.93	462,100	887,000	887,000	Year End Roll	9/28/2017
2017	101	FV	422,300	0	.93	436,200	858,500	858,500	Year End Roll	9/29/2016
2016	101	FV	412,900	0	.93	423,200	836,100	836,100	Year End Roll	1/14/2016
2015	101	FV	403,400	0	.93	391,900	795,300	795,300	Year End	10/2/2014
2014	101	FV	377,900	0	.93	351,000	728,900	728,900	Year End Roll	1/23/2014
2013	101	FV	371,500	0	.93	340,800	712,300	712,300	Year End Roll	10/25/2012
2012	101	FV	371,500	0	.93	374,800	746,300	746,300	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GAO RU WEN,	31825-544		9/14/2000		680000	No	No			
JIN JIAN,	29104-003		9/14/1998	CHD>SALE	315000	No	No			
SANCHEZ RONALD	22218-150		7/17/1992		230000	No	No			

NARRATIVE DESCRIPTION
 This Parcel contains .93 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1951, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 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

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/30/2018	7087	SOLAR PA	28,172	C				Install solar pane
5/17/2018	7076	ROOF	15,000	C				Strip & re-roof dw
7/13/2015	6145	RENOVATI	15,000	C	4/28/2016			Remodel bathroom
9/30/2008	4059	MANUAL		C				wood burning stove
9/19/2006	3522	RENOVATI	172,400	C	6/8/2007			new antrance;deck;
1/21/1999	1614	ADDITION	90,000	C	5/29/1999			family room 6/26/0

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2017	MEAS/EXT INS	4	JG
5/22/2008	PERMIT VISIT	100	
6/8/2007	MEAS/EXT INS	100	
3/30/2006	MEAS+INSPCTD	100	
6/26/2000	MEAS/EXT INS	611	
5/29/1999	MEAS+INSPCTD	602	
12/5/1995	MEAS/EXT INS	607	
5/24/1994	FIELDREV CHG	600	
2/1/1986	INSPECTED	601	

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		40510		SQUARE FE	PRIME SITE		0	7.	1.682	R3									477,071						477,100	

Total AC/HA: 0.92998	Total SF/SM: 40509.93	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 3	Total: 477,071	Spl Credit	Total: 477,100
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