



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
		CODMAN RD, LINCOLN
OWNERSHIP		
Owner 1: MASSACHUSETTS AUDUBON SOCIETY		
Owner 2:		
Owner 3:		
Street 1: 208 SOUTH GREAT RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
905	3,811,800		37.000	1,739,700	5,551,500
<b>Total Card</b> 3,811,800 37.000 1,739,700 5,551,500					
<b>Total Parcel</b> 5,740,900 99,800 37.000 1,739,700 7,580,400					
Source: Market Adj Cost		Total Value per SQ unit /Card: 1,028.63		/Parcel: 322.82	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date 06/16/98	

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	MA
Postal:	01773

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	905	FV	5,957,000	99800	37.	1,694,900	7,751,700	7,751,700	Year End Roll	10/15/2020
2020	905	FV	6,320,900	99800	37.	1,718,900	8,139,600	8,139,600	Year End Roll	9/26/2019
2019	905	FV	6,473,600	99800	37.	1,701,300	8,274,700	8,274,700	Create Final value 2019	6/4/2019
2018	905	FV	6,473,600	99800	37.	1,701,300	8,274,700	8,274,700	Year End Roll	9/28/2017
2017	905	FV	6,067,200	99800	37.	1,694,900	7,861,900	7,861,900	Year End Roll	9/29/2016
2016	905	FV	5,761,400	99800	37.	1,676,500	7,537,700	7,537,700	Year End Roll	1/14/2016
2015	905	FV	5,433,100	99800	37.	1,630,100	7,163,000	7,163,000	Year End	10/2/2014
2014	905	FV	5,415,600	99800	37.	1,590,900	7,106,300	7,106,300	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
	257-561		12/31/1940			No	No	

**TAX DISTRICT**

**PAT ACCT.**

Assoc PCL Value	Notes

**NARRATIVE DESCRIPTION**  
 This Parcel contains 37. ACRES of land mainly classified as CHARITY with a(n) GOVT BLDG Building Built about 1912, Having Primarily BRICK Exterior and SLATE Roof Cover, with 0 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
11/8/2016	6618	RENO-ADD	35,809	O	9/21/2017			Construct a handi
5/19/2016	6443	MANUAL	50,000	C	2/6/2017			Construct a handi
5/1/2015	6066	RENOVATI	4,200	C	6/1/2015			Repair wall & ceil
5/19/2011	4735	RENOVATI	19,990	C				Interior Kit reno
7/24/2007	3732	MANUAL	15,000	C	7/22/2010			construct 2nd fl e
12/22/2006	3586	MANUAL	44,790	C				solar panels on ro
8/3/2006	3489	TEMPORAR		C				tent 9/15-9/18
10/18/2005	3293	ROOF		C				2 barns
5/20/2005	3182	MANUAL	30,000	C				shed dormer
10/23/2001	2377	ROOF		C				maintenance & wild

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/22/2010	PERMIT VISIT	618	G BOURGAULT
6/16/1998	MEAS/EXT INS	602	

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

**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		80000		SQUARE FE	PRIME SITE		0	8.56	1.000	R4									684,800						684,800	
905	CHARITY		35.1634		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									1,054,902						1,054,900	

