



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	ELLIOTT MELODY		
Owner 2:			
Owner 3:			
Street 1:	140 LINCOLN ROAD APT 311		
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 2.14 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1953, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 2 HalfBaths, 0 3/4 Baths, 6 Rooms, and 2 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

**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		80000		SQUARE FE	PRIME SITE		0	7.25	1.000	R2									580,000						580,000	
101	ONE FAM		0.303		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									9,090						9,100	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	72,500		2.140	589,100	661,600
Total Card		72,500	2.140	589,100	661,600
Total Parcel		72,500	2.140	589,100	661,600
Source: Market Adj Cost		Total Value per SQ unit /Card: 236.81		/Parcel: 236.81	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	68,000	0	2.14	509,100	577,100	577,100	Year End Roll	10/15/2020
2020	101	FV	66,900	0	2.14	517,100	584,000	584,000	Year End Roll	9/26/2019
2019	101	FV	61,100	0	2.14	500,300	561,400	561,400	Create Final value 2019	6/4/2019
2018	101	FV	207,600	0	2.14	500,300	707,900	707,900	Year End Roll	9/28/2017
2017	101	FV	205,600	0	2.14	485,900	691,500	691,500	Year End Roll	9/29/2016
2016	101	FV	203,700	0	2.14	485,900	689,600	689,600	Year End Roll	1/14/2016
2015	101	FV	199,700	0	2.14	413,100	612,800	612,800	Year End	10/2/2014
2014	101	FV	191,900	0	2.14	371,500	563,400	563,400	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
SCHACHT JOEL M	20839-163		10/29/1990		320,000	No	No	

**TAX DISTRICT**

**PAT ACCT.**

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/1/2020	R-20-0161	SHED	2,500	C				Remove & replace 1
4/7/2020	R-20-0060	WDK	5,000	C	5/26/2020			Construct 8'x8' de
9/18/2019	R-19-0146	MANUAL		C				Renew permit start

**ACTIVITY INFORMATION**

Date	Result	By	Name
1/10/2011	MEAS/EXT INS	25	D ERSKINE
4/15/2005	M&L EXTERIOR	615	
12/5/1995	MEAS/EXT INS	607	
9/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

