



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
38		CODMAN RD, LINCOLN
<b>OWNERSHIP</b>		
Unit #:		
Owner 1: SOC FOR PRES OF NE ANTIQUITIES		
Owner 2:		
Owner 3:		
Street 1: 141 CAMBRIDGE ST		
Street 2:		
Twn/City: BOSTON		
St/Prov:	MA	Cntry: Own Occ: N
Postal:	02114-2711	Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
905	53,600		0.500	600,300	653,900
<b>Total Card</b> 53,600 0.500 600,300 653,900					
<b>Total Parcel</b> 116,600 15.730 1,057,200 1,173,800					
Source: Market Adj Cost		Total Value per SQ unit /Card: 950.85		/Parcel: 586.99	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	
08/06/13	

**PREVIOUS OWNER**

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

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	905	FV	107,600	0	15.73	1,082,200	1,189,800	1,189,800	Year End Roll	10/15/2020
2020	905	FV	98,100	0	15.73	1,082,200	1,180,300	1,180,300	Year End Roll	9/26/2019
2019	905	FV	97,600	0	15.73	1,079,700	1,177,300	1,177,300	Create Final value 2019	6/4/2019
2018	905	FV	97,600	0	15.73	1,079,700	1,177,300	1,177,300	Year End Roll	9/28/2017
2017	905	FV	94,500	0	15.73	1,079,700	1,174,200	1,174,200	Year End Roll	9/29/2016
2016	905	FV	93,500	0	15.73	1,039,100	1,132,600	1,132,600	Year End Roll	1/14/2016
2015	905	FV	90,000	0	15.73	995,900	1,085,900	1,085,900	Year End	10/2/2014
2014	019	FV	87,800	0	15.73	988,400	1,076,200	1,076,200	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
CODMAN FAMILY	11774-413		12/4/1969			No	No	

**NARRATIVE DESCRIPTION**  
 This Parcel contains 15.73 ACRES of land mainly classified as CHARITY with a(n) CAPE Building Built about 1900, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 3 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	LC	Historic Dst		U	A	SEPTIC
o	R1	Residential	100	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
7/25/2013	5489	TEMPORAR		C				tent 8/11 to 8/12
7/10/2013	5468	TEMPORAR		C				tent 8/23 to 8/25
7/3/2013	5461	TEMPORAR		C				tent 7/19 to 7/22
5/24/2013	5427	TEMPORAR		C				tent 6/27 to 7/1
5/24/2013	5426	TEMPORAR		C				tent 6/21 to 6/23
5/2/2013	5395	TEMPORAR		C				tent 5/31 to 6/3
5/2/2013	5394	TEMPORAR		C				tent 5/24 to 5/27
4/8/2013	5368	TEMPORAR		C				tent 10/5 to 10/7
4/8/2013	5367	TEMPORAR		C				tent 9/20 to 9/23
4/8/2013	5366	TEMPORAR		C				tent 8/30 to 9/6

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/6/2013	MEAS/EXT INS	25	D ERSKINE
6/2/2007	MEAS/EXT INS	616	D MANZELLO
1/27/1996	MEAS+INSPCTD	606	

**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		21780		SQUARE FE	PRIME SITE		0	9.6	2.871	R5									600,326						600,300	

Total AC/HA:	0.50000	Total SF/SM:	21780.00	Parcel LUC:	905 CHARITY	Prime NB Desc:	RES CAT 5	Total:	600,326	Spl Credit:		Total:	600,300
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**PRINT**  
 Date Time  
 09/30/21 21:03:22

**LAST REV**  
 Date Time  
 10/17/16 14:46:39

meadorse  
 2109

**USER DEFINED**

Prior Id # 1: 83 2 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:

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

