

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

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:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 15.73 ACRES of land mainly classified as CHARITY with a(n) CONVENT'NL Building Built about 1897, Having Primarily CLAPBOARD 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

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		15.23		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									456,900						456,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
905	63,000		15.230	456,900	519,900	
Total Card	63,000		15.230	456,900	519,900	Entered Lot Size
Total Parcel	116,600		15.730	1,057,200	1,173,800	Total Land:
Source: Market Adj Cost	Total Value per SQ unit /Card: 396.27		/Parcel: 586.99			Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/18/2013	5578	TEMPORAR		C				tent 10/25-10/27
8/20/2013	5519	TEMPORAR		C				tent 9/13 to 9/16
8/5/2013	5503	TEMPORAR		C				tent 8/16 to 8/19
7/17/2013	5479	TEMPORAR		C				tent 7/24 to 7/29
9/8/2009	4262	TEMPORAR		C				tent 10/16 to 10/1
9/8/2009	4261	TEMPORAR		C				tent 10/9 to 10/11

ACTIVITY INFORMATION

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

Sign: VERIFICATION OF VISIT NOT DATA

