



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	FUNKENSTEIN AMY B
Owner 2:	NOLAN JOHN
Owner 3:	
Street 1:	78 CODMAN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4200 Type:

**PREVIOUS OWNER**

Owner 1:	FLEMING - JAMES
Owner 2:	FLEMING - NANCY
Street 1:	78 CODMAN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4200

**NARRATIVE DESCRIPTION**

This Parcel contains 1.43 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1949, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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:				Topo		
D				Street	1	PAVED
s				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		62290.80078		SQUARE FE	PRIME SITE		0	7.91	1.199	R3									590,776						590,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	609,300		1.430	590,800	1,200,100
Total Card	609,300		1.430	590,800	1,200,100
Total Parcel	609,300		1.430	590,800	1,200,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		311.43	/Parcel: 311.43

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	401,600	0	1.43	522,800	924,400	924,400	Year End Roll	10/15/2020
2020	101	FV	357,700	0	1.43	522,800	880,500	880,500	Year End Roll	9/26/2019
2019	101	FV	344,800	0	1.43	506,400	851,200	851,200	Create Final value 2019	6/4/2019
2018	101	FV	344,600	0	1.43	506,400	851,000	851,000	Year End Roll	9/28/2017
2017	101	FV	337,900	0	1.43	478,000	815,900	815,900	Year End Roll	9/29/2016
2016	101	FV	337,900	0	1.43	463,800	801,700	801,700	Year End Roll	1/14/2016
2015	101	FV	324,500	0	1.43	429,500	754,000	754,000	Year End	10/2/2014
2014	101	FV	321,200	0	1.43	384,600	705,800	705,800	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FLEMING,JAMES	74386-391		3/31/2020		1,320,000	No	No			
FLEMING JAMES,	54868-364		6/23/2010	FAMILY		1	No	No		
MACMAHON, EDWAR	25119-506		1/12/1995	CHD>SALE	285,000	No	No			LEASED PRIOR TO SALE
DAHL THYRA	13648-538		2/28/1979		85,000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/13/2016	6387	ROOF	9,520	C				Strip & re-roof 19
9/9/2009	4267	ROOF		C				strip and reroof p
9/6/2000	2071	ADDITION	85,000	C	5/25/2002			7/6/01 80% 3/30/02
9/5/2000	2070	DEMOLITI		C	7/6/2001			garage
6/13/1995	746-95	ADDITION	150,000	C	6/19/1996			

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/13/2018	MEAS/EXT INS	622	K Cuoco
11/24/2008	MEAS+INSPCTD	25	D ERSKINE
5/25/2002	MEAS+INSPCTD	613	
3/30/2002	MEAS/EXT INS	615	
7/6/2001	MEAS/EXT INS	613	
11/8/1995	MEAS+INSPCTD	607	
7/11/1995	MEAS/EXT INS	600	
10/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

