



PROPERTY LOCATION

No	Alt No	Direction/Street/City
84		CODMAN RD, LINCOLN
OWNERSHIP		
Unit #: _____		
Owner 1: BORDIUK JOHN		
Owner 2: MONTORI STACI		
Owner 3: _____		
Street 1: 84 CODMAN RD		
Street 2: _____		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: _____ Own Occ: Y
Postal:	01773-4200 Type: _____	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	558,400		0.930	596,300	1,154,700	2973	0
							GIS Ref
							GIS Ref
Total Card 558,400 0.930 596,300 1,154,700						Entered Lot Size	
Total Parcel 558,400 0.930 596,300 1,154,700						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: 437.55		/Parcel: 437.55		Land Unit Type:	
							Insp Date 05/03/17

PREVIOUS OWNER

Owner 1: GAO RU WEN -		
Owner 2: LIN AUGUSTINE -		
Street 1: 84 CODMAN RD		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: _____
Postal:	01773-4200	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	493,800	0	.93	539,100	1,032,900	1,032,900	Year End Roll	10/19/2021
2021	101	FV	444,000	0	.93	477,100	921,100	921,100	Year End Roll	10/15/2020
2020	101	FV	437,500	0	.93	477,100	914,600	914,600	Year End Roll	9/26/2019
2019	101	FV	424,900	0	.93	462,100	887,000	887,000	Create Final value 2019	6/4/2019
2018	101	FV	424,900	0	.93	462,100	887,000	887,000	Year End Roll	9/28/2017
2017	101	FV	422,300	0	.93	436,200	858,500	858,500	Year End Roll	9/29/2016
2016	101	FV	412,900	0	.93	423,200	836,100	836,100	Year End Roll	1/14/2016
2015	101	FV	403,400	0	.93	391,900	795,300	795,300	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GAO RU WEN,	31825-544		9/14/2000		680,000	No	No			
JIN JIAN,	29104-003		9/14/1998	CHD>SALE	315,000	No	No			
SANCHEZ RONALD	22218-150		7/17/1992		230,000	No	No			

NARRATIVE DESCRIPTION

This Parcel contains .93 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1951, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 8 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:						
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
2/24/2020	R-20-0033	MANUAL	5,000	C	8/18/2020			Install cable rail
5/30/2018	7087	SOLAR PA	28,172	C				Install solar pane
5/17/2018	7076	ROOF	15,000	C				Strip & re-roof dw
7/13/2015	6145	RENOVATI	15,000	C	4/28/2016			Remodel bathroom
9/30/2008	4059	MANUAL		C				wood burning stove
9/19/2006	3522	RENOVATI	172,400	C	6/8/2007			new antrance;deck;
1/21/1999	1614	ADDITION	90,000	C	5/29/1999			family room 6/26/0

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2017	MEAS/EXT INS	4	JG
5/22/2008	PERMIT VISIT	100	
6/8/2007	MEAS/EXT INS	100	
3/30/2006	MEAS+INSPCTD	100	
6/26/2000	MEAS/EXT INS	611	
5/29/1999	MEAS+INSPCTD	602	
12/5/1995	MEAS/EXT INS	607	
5/24/1994	FIELDREV CHG	600	
2/1/1986	INSPECTED	601	

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		40510		SQUARE FE	PRIME SITE		0	8.75	1.682	R3									596,339						596,300	

Total AC/HA: 0.92998	Total SF/SM: 40509.93	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	596,339	Spl Credit	Total:	596,300
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