



PROPERTY LOCATION

No	Alt No	Direction/Street/City
86		CODMAN RD, LINCOLN
OWNERSHIP		
Unit #: _____		
Owner 1: ADAMS RAMELLE F		
Owner 2: _____		
Owner 3: _____		
Street 1: 86 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
101	326,800	500	1.000	604,300	931,600
Total Card 326,800 500 1.000 604,300 931,600					
Total Parcel 326,800 500 1.000 604,300 931,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 352.08		/Parcel: 352.08	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	01/10/11
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PREVIOUS OWNER

Owner 1:	HAVILAND MAX A -
Owner 2:	HAVILAND MAUREEN S -
Street 1:	86 CODMAN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry: _____
Postal:	01773-4200 Type: _____

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	295,700	500	1.	546,300	842,500	842,500	Year End Roll	10/19/2021
2021	101	FV	276,600	500	1.	483,500	760,600	760,600	Year End Roll	10/15/2020
2020	101	FV	260,200	500	1.	483,500	744,200	744,200	Year End Roll	9/26/2019
2019	101	FV	264,300	500	1.	468,300	733,100	733,100	Create Final value 2019	6/4/2019
2018	101	FV	264,300	500	1.	468,300	733,100	733,100	Year End Roll	9/28/2017
2017	101	FV	254,100	500	1.	442,000	696,600	696,600	Year End Roll	9/29/2016
2016	101	FV	250,000	500	1.	428,900	679,400	679,400	Year End Roll	1/14/2016
2015	101	FV	241,800	500	1.	397,100	639,400	639,400	Year End	10/2/2014

Parcel ID 172 4 0

PRINT

Date	Time
10/18/22	16:18:04

LAST REV

Date	Time
05/23/19	09:41:15

USER DEFINED

Prior Id # 1:	103 4 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:	

NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1900, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HAVILAND MAX A,	43394-524		7/29/2004		795,300	No	No			
LEMIRE ROBERT A	29095-442		9/10/1998		535,000	No	No			
LEMIRE ROBERT/V	20979-213		1/28/1991	FAMILY		No	No			

TAX DISTRICT

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/20/2018	7286	ROOF	20,000	C				Strip & re-roof ex
2/2/2001	2160	RENOVATI	10,000	C	6/8/2001			kitchen & 1/2 bath
9/25/1996	1051-96	MANUAL	10,000	C	6/3/1997			REDO BA

ACTIVITY INFORMATION

Date	Result	By	Name
1/10/2011	MEAS/EXT INS	25	D ERSKINE
4/28/2005	MEAS/EXT INS	600	
6/8/2001	MEAS+INSPCTD	613	
4/8/1999	MEAS+INSPCTD	600	
6/3/1997	MEAS+INSPCTD	602	
1/19/1996	MEAS+INSPCTD	606	
7/11/1987	INSPECTED	601	

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		43560		SQUARE FE	PRIME SITE		0	8.75	1.586	R3									604,345						604,300	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.00000	Total SF/SM:	43560.00	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	604,345	SpI Credit	Total:	604,300
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