



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1: ONIGMAN DAVID
Owner 2:
Owner 3:
Street 1: 98 CODMAN RD
Street 2:
Twn/City: LINCOLN
St/Prov: MA Cntry Own Occ: Y
Postal: 01773 Type:

**PREVIOUS OWNER**

Owner 1: ONIGMAN - MARC P
Owner 2: ONIGMAN - MAUREEN
Street 1: 98 CODMAN RD
Twn/City: LINCOLN
St/Prov: MA Cntry
Postal: 01773

**NARRATIVE DESCRIPTION**

This Parcel contains 2.817 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1952, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 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

**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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	8.	1.000	R2									640,000						640,000	
101	ONE FAM		0.98		ACRES	UNDEV	0.2	0	30,000.	0.200	R2									5,880						5,900	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	185,100		2.817	645,900	831,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 491.13						/Parcel: 491.13	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	164,000	0	2.817	585,900	749,900	749,900	Year End Roll	10/19/2021
2021	101	FV	149,800	0	2.817	505,900	655,700	655,700	Year End Roll	10/15/2020
2020	101	FV	148,300	0	2.817	513,900	662,200	662,200	Year End Roll	9/26/2019
2019	101	FV	134,100	0	2.817	497,100	631,200	631,200	Create Final value 2019	6/4/2019
2018	101	FV	134,100	0	2.817	497,100	631,200	631,200	Year End Roll	9/28/2017
2017	101	FV	132,700	0	2.817	482,700	615,400	615,400	Year End Roll	9/29/2016
2016	101	FV	131,200	0	2.817	482,700	613,900	613,900	Year End Roll	1/14/2016
2015	101	FV	128,400	0	2.817	409,900	538,300	538,300	Year End	10/2/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ONIGMAN, MARC P	74890-410		6/15/2020	FAMILY	700,000	No	No			
FINNERTY JAMES	27331-248		5/28/1997	OTHER	325,000	No	No			ESTATE SALE ANNA C
	7734-253		4/19/1951			No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/29/2020	R-20-0239	MANUAL	10,000	C				Wall insulation, a
5/15/2020	R-20-0073	WINDOWS	4,228	C	8/18/2020			Replace 14 windows
12/4/2019	R-19-0204	ROOF	10,900	C				Strip & re-roof dw

**ACTIVITY INFORMATION**

Date	Result	By	Name
1/10/2011	MEAS+INSPCTD	25	D ERSKINE
4/15/2005	M&L COMPLETE	615	
12/5/1995	MEAS/EXT INS	607	
11/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

