



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ENGLAND III TR ET AL DANIEL
Owner 2:	CERRI THEODORE
Owner 3:	DANIEL ENGLAND III 2000 REV TR
Street 1:	94 CODMAN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ENGLAND - DANIEL
Owner 2:	CERRI - THEODORE
Street 1:	94 CODMAN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2.777 ACRES of land mainly classified as ONE FAM with a(n) SPLIT ENTRY Building Built about 1974, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 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 Infl	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	Abutts MBTA
101	ONE FAM		0.94		ACRES	UNDEV	0.2	0	30,000.	0.200	R2									5,640						5,600	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	260,200		2.777	645,600	905,800	3088	0
Total Card							260,200
Total Parcel							292,900
Source: Market Adj Cost							Total Value per SQ unit /Card: 428.15 /Parcel: 443.61
Entered Lot Size							
Total Land:							
Land Unit 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	261,300	0	2.777	585,600	846,900	846,900	Year End Roll	10/19/2021
2021	101	FV	248,300	0	2.777	505,600	753,900	753,900	Year End Roll	10/15/2020
2020	101	FV	239,800	0	2.777	513,600	753,400	753,400	Year End Roll	9/26/2019
2019	101	FV	233,600	0	2.777	496,800	730,400	730,400	Create Final value 2019	6/4/2019
2018	101	FV	233,600	0	2.777	496,800	730,400	730,400	Year End Roll	9/28/2017
2017	101	FV	392,900	0	2.78	344,600	737,500	737,500	Year End Roll	9/29/2016
2016	101	FV	392,900	0	2.78	344,600	737,500	737,500	Year End Roll	1/14/2016
2015	101	FV	392,900	0	2.78	344,600	737,500	737,500	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ENGLAND,DANIEL	69560-149		7/24/2017	CONVENIENC		1	No	No		
BLAIR JOSEPH TR	51788-201		10/15/2008		775,000	No	No			
BLAIR JOSEPH,	32009-287		11/8/2000	CONVENIENC		1	No	No		
BUSH JONATHAN S	29384-571		11/17/1998		369,000	No	No			
ONIGMAN MARC P	27268-246		5/5/1997		349,000	No	No			
FINNERTY JAMES	12489-432		7/31/1973	FAMILY		100	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/3/2008	4033	RENOVATI	2,500	C				remove non bearing
3/15/2004	2864	MANUAL		C	6/26/2004			addi foundation fo
10/16/2003	2792	GARAGE	36,900	C	6/26/2004			
9/6/2001	2337	WDK	1,800	C	6/29/2002			
2/4/1999	1622	MANUAL	5,000	C	6/2/1999			Put a wall up in b

ACTIVITY INFORMATION

Date	Result	By	Name
10/24/2018	MEAS+INSPCTD	622	K Cuoco
2/10/2009	MEAS+INSPCTD	100	
6/26/2004	MEAS/EXT INS	615	
6/29/2002	ENTRY DENIED	613	
6/2/1999	MEAS+INSPCTD	602	
12/5/1995	MEAS/EXT INS	607	
6/1/1986	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

