

Town Of Lincoln



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:						
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		62290.80078		SQUARE FE	PRIME SITE		0	8.75	1.199	R3									653,513						653,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	697,500		1.430	653,500	1,351,000
Total Card	697,500		1.430	653,500	1,351,000
Total Parcel	697,500		1.430	653,500	1,351,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		350.59	/Parcel: 350.59

Legal Description	User Acct
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	609,300	0	1.43	590,800	1,200,100	1,200,100	Year End Roll	10/19/2021
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

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 re-roof 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

Total AC/HA:	1.43000	Total SF/SM:	62290.80	Parcel LUC:	101 ONE FAM	Prime NB Desc:	RES CAT 3	Total:	653,513	SpI Credit:		Total:	653,500
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