

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SOO JONATHAN C
Owner 2:	SOO KARA-LYNN A
Owner 3:	
Street 1:	72 CODMAN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	REICH CHRISTIAN GEORG -
Owner 2:	ZAMIRI PARISA -
Street 1:	72 CODMAN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.63 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1950, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		7	1002.79688	SQUARE FE	PRIME SITE		0	8.75	1.089	R3									676,382						676,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	473,100		1.630	676,400	1,149,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 334.72						/Parcel: 334.72	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	431,000	0	1.63	611,400	1,042,400	1,042,400	Year End Roll	10/19/2021
2021	101	FV	426,500	0	1.63	541,100	967,600	967,600	Year End Roll	10/15/2020
2020	101	FV	423,300	0	1.63	541,100	964,400	964,400	Year End Roll	9/26/2019
2019	101	FV	400,600	0	1.63	524,100	924,700	924,700	Create Final value 2019	6/4/2019
2018	101	FV	400,600	0	1.63	524,100	924,700	924,700	Year End Roll	9/28/2017
2017	101	FV	397,000	0	1.63	494,700	891,700	891,700	Year End Roll	9/29/2016
2016	101	FV	390,400	0	1.63	480,000	870,400	870,400	Year End Roll	1/14/2016
2015	101	FV	387,100	0	1.63	444,500	831,600	831,600	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
REICH CHRISTIAN	52093-271		1/16/2009		820,000	No	No			
CARROLL SCHOOL,	34837-446		2/15/2002		690,000	No	No			
NISBET IAN/SHIR	23273-135		6/7/1993	INVOLV CHARI	449,000	No	No			NEEDED QUICKLY

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/22/2016	6537	MANUAL	1,335	C				Insulate the attic
8/24/2005	3260	RENO-ADD	98,500	C	6/26/2006			second floor;C.O.O
6/21/2005	3211	RENOVATI	7,000	C	6/26/2006			kitchen, bath & ma
7/19/2001	2297	MANUAL		C	5/25/2002			repair deck, repla
7/29/1999	1747	RENOVATI	5,000	C	6/26/2000			bathroom 6/26/00

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2017	MEAS/EXT INS	4	JG
10/30/2007	MEAS+INSPCTD	100	
6/8/2007	MEAS/EXT INS	100	
6/26/2006	MEAS/EXT INS	615	
12/16/2003	MEAS/EXT INS	615	
5/25/2002	MEAS/EXT INS	613	
6/26/2000	MEAS+INSPCTD	611	
1/16/1996	MEAS+INSPCTD	606	
6/16/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.63000	Total SF/SM:	71002.80	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	676,382	Spl Credit		Total:	676,400
--------------	---------	--------------	----------	-------------	-------------	---------------	-----------	--------	---------	------------	--	--------	---------

