



PROPERTY LOCATION

No	Alt No	Direction/Street/City
108		CODMAN RD, LINCOLN
OWNERSHIP		
Unit #: _____		
Owner 1: TRIM CHARLOTTE		
Owner 2: _____		
Owner 3: _____		
Street 1: 108 CODMAN RD		
Street 2: _____		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: _____ Own Occ: Y
Postal:	01773-4202 Type: _____	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	233,100	1,900	1.997	681,000	916,000
Total Card 233,100 1,900 1.997 681,000 916,000					
Total Parcel 250,500 1,900 1.997 681,000 933,400					
Source: Market Adj Cost		Total Value per SQ unit /Card: 529.79		/Parcel: 539.85	

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

Insp Date	07/06/11
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PREVIOUS OWNER

Owner 1: TRIM - CHARLOTTE		
Owner 2: FIELD - CHRISTOPHER		
Street 1: 108 CODMAN RD		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: _____
Postal:	01773-4202	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	220,000	1900	1.997	641,000	862,900	862,900	Year end	11/3/2022
2022	101	FV	195,000	2800	1.997	581,000	778,800	778,800	Year End Roll	10/19/2021
2021	101	FV	183,700	2800	1.997	501,000	687,500	687,500	Year End Roll	10/15/2020
2020	101	FV	165,200	2800	1.997	509,000	677,000	677,000	Year End Roll	9/26/2019
2019	101	FV	198,300	2800	1.997	492,200	693,300	693,300	Create Final value 2019	6/4/2019
2018	101	FV	198,300	2800	1.997	492,200	693,300	693,300	Year End Roll	9/28/2017
2017	101	FV	193,300	2800	1.997	477,800	673,900	673,900	Year End Roll	9/29/2016
2016	101	FV	192,700	2800	1.997	477,800	673,300	673,300	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
TRIM,CHARLOTTE	72369-98		3/25/2019	FAMILY	10	No	No	
WONG JUDITH A,	39670-186		6/24/2003		578,000	No	No	
SPOONER LILY T	14879-232		1/28/1983		137,000	No	No	

NARRATIVE DESCRIPTION

This Parcel contains 1.997 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1942, Having Primarily WOOD SHING 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

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/28/2021	R-21-0228	SOLAR PA	35,000	C	2/3/2022			Installation of 18
3/15/2012	5000	MANUAL	15,500	C				reside dwelling
10/20/2009	4310	SHED		C	7/22/2010			construct shed; no
10/31/2008	4078	MANUAL		C				install wood burni
11/2/2006	3556	RENO-GAR	15,800	C	6/21/2007			rem gar to office
7/19/2004	2976	ROOF		C	3/14/2005			

ACTIVITY INFORMATION

Date	Result	By	Name
7/6/2011	MEAS/EXT INS	25	D ERSKINE
7/22/2010	MEAS/EXT INS	25	D ERSKINE
6/21/2007	MEAS+INSPECT	100	
12/16/2003	MEAS+INSPECT	615	
1/11/1996	MEAS+INSPECT	606	
12/14/1988	INSPECTED	601	

Sign: _____ VERIFICATION OF VISIT NOT DATA _____/_____/_____

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		80000		SQUARE FE	PRIME SITE		0	8.5	1.000	R2									680,000						680,000	
101	ONE FAM		0.16		ACRES	UNDEV	0.2	0	30,000.	0.200	R2									960						1,000	Wetland

Total AC/HA:	1.99655	Total SF/SM:	86969.72	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	680,960	SpI Credit	Total:	681,000
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