

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MASSACHUSETTS AUDUBON SOCIETY
Owner 2:	
Owner 3:	
Street 1:	208 SOUTH GREAT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 37. ACRES of land mainly classified as CHARITY with a(n) GOVT BLDG Building Built about 1912, Having Primarily BRICK Exterior and SLATE Roof Cover, with 0 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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
905	CHARITY		80000		SQUARE FE	PRIME SITE		0	11.4	1.000	R4									912,000						912,000	
905	CHARITY		35.1634		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									1,054,902						1,054,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
905	4,740,400		37.000	1,966,900	6,707,300
Total Card	4,740,400		37.000	1,966,900	6,707,300
Total Parcel	6,916,100	94,600	37.000	1,966,900	8,977,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		1,242.78	/Parcel: 382.32

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	06/16/98
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	905	FV	6,913,700	94600	37.	1,794,900	8,803,200	8,803,200	Year end	11/3/2022
2022	905	FV	5,740,900	99800	37.	1,739,700	7,580,400	7,580,400	Year End Roll	10/19/2021
2021	905	FV	5,957,000	99800	37.	1,694,900	7,751,700	7,751,700	Year End Roll	10/15/2020
2020	905	FV	6,320,900	99800	37.	1,718,900	8,139,600	8,139,600	Year End Roll	9/26/2019
2019	905	FV	6,473,600	99800	37.	1,701,300	8,274,700	8,274,700	Create Final value 2019	6/4/2019
2018	905	FV	6,473,600	99800	37.	1,701,300	8,274,700	8,274,700	Year End Roll	9/28/2017
2017	905	FV	6,067,200	99800	37.	1,694,900	7,861,900	7,861,900	Year End Roll	9/29/2016
2016	905	FV	5,761,400	99800	37.	1,676,500	7,537,700	7,537,700	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	257-561		12/31/1940			No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/8/2016	6618	RENO-ADD	35,809	O	9/21/2017			Construct a handi
5/19/2016	6443	MANUAL	50,000	C	2/6/2017			Construct a handi
5/1/2015	6066	RENOVATI	4,200	C	6/1/2015			Repair wall & ceil
5/19/2011	4735	RENOVATI	19,990	C				Interior Kit reno
7/24/2007	3732	MANUAL	15,000	C	7/22/2010			construct 2nd fl e
12/22/2006	3586	MANUAL	44,790	C				solar panels on ro
8/3/2006	3489	TEMPORAR		C				tent 9/15-9/18
10/18/2005	3293	ROOF		C				2 barns
5/20/2005	3182	MANUAL	30,000	C				shed dormer
10/23/2001	2377	ROOF		C				maintenance & wild

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2010	PERMIT VISIT	618	G BOURGAULT
6/16/1998	MEAS/EXT INS	602	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	103 2 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

