

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BORDIUK JOHN
Owner 2:	MONTORI STACI
Owner 3:	
Street 1:	84 CODMAN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4200 Type:

PREVIOUS OWNER

Owner 1:	GAO RU WEN -
Owner 2:	LIN AUGUSTINE -
Street 1:	84 CODMAN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4200

NARRATIVE DESCRIPTION

This Parcel contains .93 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1951, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 8 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		40510		SQUARE FE	PRIME SITE		0	9.5	1.682	R3									647,454						647,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct			
101	638,200		0.930	647,500	1,285,700	2973	0			
							GIS Ref			
							GIS Ref			
Total Card					638,200	0.930	647,500	1,285,700	Entered Lot Size	
Total Parcel					638,200	0.930	647,500	1,285,700	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:		487.19	/Parcel:	487.19	Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	558,400	0	.93	596,300	1,154,700	1,154,700	Year end	11/3/2022
2022	101	FV	493,800	0	.93	539,100	1,032,900	1,032,900	Year End Roll	10/19/2021
2021	101	FV	444,000	0	.93	477,100	921,100	921,100	Year End Roll	10/15/2020
2020	101	FV	437,500	0	.93	477,100	914,600	914,600	Year End Roll	9/26/2019
2019	101	FV	424,900	0	.93	462,100	887,000	887,000	Create Final value 2019	6/4/2019
2018	101	FV	424,900	0	.93	462,100	887,000	887,000	Year End Roll	9/28/2017
2017	101	FV	422,300	0	.93	436,200	858,500	858,500	Year End Roll	9/29/2016
2016	101	FV	412,900	0	.93	423,200	836,100	836,100	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GAO RU WEN,	31825-544		9/14/2000		680,000	No	No			
JIN JIAN,	29104-003		9/14/1998	CHD>SALE	315,000	No	No			
SANCHEZ RONALD	22218-150		7/17/1992		230,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/24/2020	R-20-0033	MANUAL	5,000	C	8/18/2020			Install cable rail
5/30/2018	7087	SOLAR PA	28,172	C				Install solar pane
5/17/2018	7076	ROOF	15,000	C				Strip & re-roof dw
7/13/2015	6145	RENOVATI	15,000	C	4/28/2016			Remodel bathroom
9/30/2008	4059	MANUAL		C				wood burning stove
9/19/2006	3522	RENOVATI	172,400	C	6/8/2007			new antrance;deck;
1/21/1999	1614	ADDITION	90,000	C	5/29/1999			family room 6/26/0

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2017	MEAS/EXT INS	4	JG
5/22/2008	PERMIT VISIT	100	
6/8/2007	MEAS/EXT INS	100	
3/30/2006	MEAS+INSPCTD	100	
6/26/2000	MEAS/EXT INS	611	
5/29/1999	MEAS+INSPCTD	602	
12/5/1995	MEAS/EXT INS	607	
5/24/1994	FIELDREV CHG	600	
2/1/1986	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdicit:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:			
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

Phys Cond:	VG - Very Good	17.5%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		17.5%

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

BATH FEATURES

Full Bath:	3	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	GOOD

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

CALC SUMMARY

Basic \$ / SQ:	150.00
Size Adj.:	0.97735882
Const Adj.:	1.01999998
Adj \$ / SQ:	149.536
Other Features:	73924
Grade Factor:	1.45
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	773608
Depreciation:	135381
Depreciated Total:	638226

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM	8	BR	4	Bath	3	HB					

REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	1999
Plumbing:	1999
Electric:	
Heating:	
General:	1999

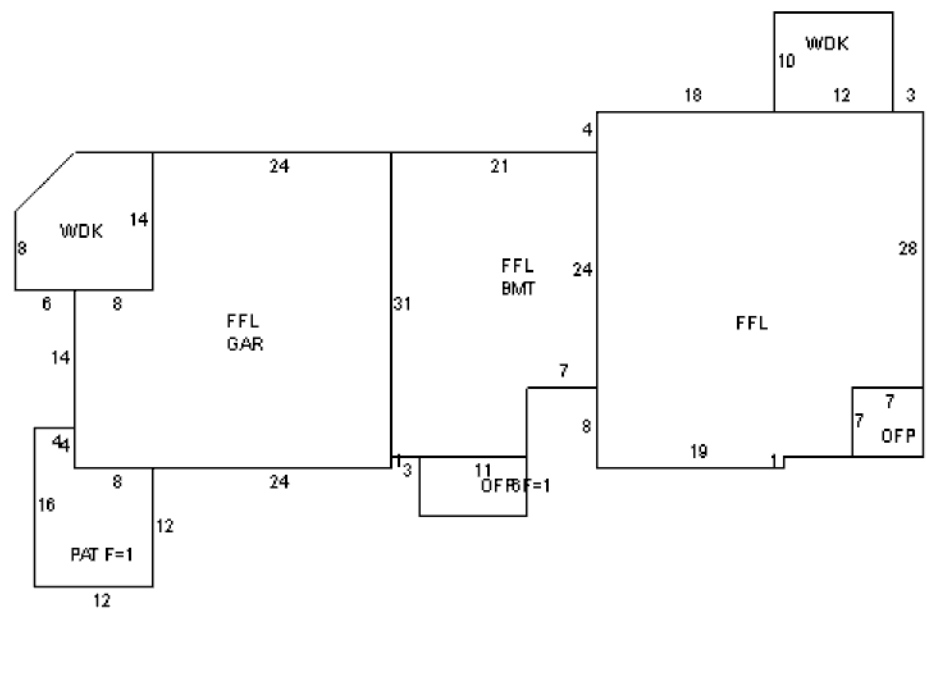
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	1
Totals			
1	8	4	1

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val	425300.0000
Juris. Factor:		Before Depr:	216.83		
Special Features:	0	Val/Su Net:	135.04		
Final Total:	638200	Val/Su SzAd:	241.83		

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,639	149.540	394,625	
GAR	GARAGE	912	36.000	32,832	
BMT	BASEMENT	602	37.380	22,505	
WDK	WOOD DECK	298	19.030	5,672	
PAT	PATIO	160	14.000	2,240	
OFP	OPEN PORCH	115	15.000	1,725	
Net Sketched Area:		4,726	Total:	459,598	
Size Ad	2639	Gross Area	4726	FinArea	2639

SUB AREA DETAIL

Sub Area	% Usbl	Descr	% Type	Qu	# Ten

IMAGE*AssessPro* Patriot Properties, Inc

More: N

Total Yard Items: 0

Total Special Features: 0

Total: 0