



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
86		CODMAN RD, LINCOLN
OWNERSHIP		
Unit #: _____		
Owner 1: ADAMS RAMELLE F		
Owner 2: _____		
Owner 3: _____		
Street 1: 86 CODMAN RD		
Street 2: _____		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: _____ Own Occ: Y
Postal:	01773-4200 Type: _____	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	328,800	500	1.000	656,100	985,400		
						Entered Lot Size	GIS Ref
							GIS Ref
Total Card 328,800 500 1.000 656,100 985,400						Total Land:	Insp Date
Total Parcel 328,800 500 1.000 656,100 985,400						Land Unit Type:	01/10/11
Source: Market Adj Cost		Total Value per SQ unit /Card: 372.41		/Parcel: 372.41			

**PREVIOUS OWNER**

Owner 1: HAVILAND MAX A -		
Owner 2: HAVILAND MAUREEN S -		
Street 1: 86 CODMAN RD		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: _____
Postal:	01773-4200	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	326,800	500	1.	604,300	931,600	931,600	Year end	11/3/2022
2022	101	FV	295,700	500	1.	546,300	842,500	842,500	Year End Roll	10/19/2021
2021	101	FV	276,600	500	1.	483,500	760,600	760,600	Year End Roll	10/15/2020
2020	101	FV	260,200	500	1.	483,500	744,200	744,200	Year End Roll	9/26/2019
2019	101	FV	264,300	500	1.	468,300	733,100	733,100	Create Final value 2019	6/4/2019
2018	101	FV	264,300	500	1.	468,300	733,100	733,100	Year End Roll	9/28/2017
2017	101	FV	254,100	500	1.	442,000	696,600	696,600	Year End Roll	9/29/2016
2016	101	FV	250,000	500	1.	428,900	679,400	679,400	Year End Roll	1/14/2016

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HAVILAND MAX A,	43394-524		7/29/2004		795,300	No	No			
LEMIRE ROBERT A	29095-442		9/10/1998		535,000	No	No			
LEMIRE ROBERT/V	20979-213		1/28/1991	FAMILY		No	No			

**NARRATIVE DESCRIPTION**

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1900, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 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

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/20/2018	7286	ROOF	20,000	C				Strip & re-roof ex
2/2/2001	2160	RENOVATI	10,000	C	6/8/2001			kitchen & 1/2 bath
9/25/1996	1051-96	MANUAL	10,000	C	6/3/1997			REDO BA

**ACTIVITY INFORMATION**

Date	Result	By	Name
1/10/2011	MEAS/EXT INS	25	D ERSKINE
4/28/2005	MEAS/EXT INS	600	
6/8/2001	MEAS+INSPCTD	613	
4/8/1999	MEAS+INSPCTD	600	
6/3/1997	MEAS+INSPCTD	602	
1/19/1996	MEAS+INSPCTD	606	
7/11/1987	INSPECTED	601	

**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		43560		SQUARE FE	PRIME SITE		0	9.5	1.586	R3									656,146						656,100	

Total AC/HA:	1.00000	Total SF/SM:	43560.00	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	656,146	SpI Credit	Total:	656,100
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PRINT

Date	Time
09/13/23	16:32:00

LAST REV

Date	Time
05/23/19	09:41:15
blakeley	
119	

**USER DEFINED**

Prior Id # 1:	103 4 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:	

Sign: VERIFICATION OF VISIT NOT DATA

