



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: ONIGMAN DAVID
Owner 2:
Owner 3:
Street 1: 98 CODMAN RD
Street 2:
Twn/City: LINCOLN
St/Prov: MA Cntry Own Occ: Y
Postal: 01773 Type:

PREVIOUS OWNER

Owner 1: ONIGMAN - MARC P
Owner 2: ONIGMAN - MAUREEN
Street 1: 98 CODMAN RD
Twn/City: LINCOLN
St/Prov: MA Cntry
Postal: 01773

NARRATIVE DESCRIPTION

This Parcel contains 2.817 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1952, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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

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		80000		SQUARE FE	PRIME SITE		0	8.5	1.000	R2									680,000						680,000	
101	ONE FAM		0.98		ACRES	UNDEV	0.2	0	30,000.	0.200	R2									5,880						5,900	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	202,600		2.817	685,900	888,500
Total Card		202,600	2.817	685,900	888,500
Total Parcel		202,600	2.817	685,900	888,500
Source: Market Adj Cost		Total Value per SQ unit /Card: 525.12		/Parcel: 525.12	

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

GIS Ref
GIS Ref
Insp Date
01/10/11

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	185,100	0	2.817	645,900	831,000	831,000	Year end	11/3/2022
2022	101	FV	164,000	0	2.817	585,900	749,900	749,900	Year End Roll	10/19/2021
2021	101	FV	149,800	0	2.817	505,900	655,700	655,700	Year End Roll	10/15/2020
2020	101	FV	148,300	0	2.817	513,900	662,200	662,200	Year End Roll	9/26/2019
2019	101	FV	134,100	0	2.817	497,100	631,200	631,200	Create Final value 2019	6/4/2019
2018	101	FV	134,100	0	2.817	497,100	631,200	631,200	Year End Roll	9/28/2017
2017	101	FV	132,700	0	2.817	482,700	615,400	615,400	Year End Roll	9/29/2016
2016	101	FV	131,200	0	2.817	482,700	613,900	613,900	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ONIGMAN, MARC P	74890-410		6/15/2020	FAMILY	700,000	No	No			
FINNERTY JAMES	27331-248		5/28/1997	OTHER	325,000	No	No			ESTATE SALE ANNA C
	7734-253		4/19/1951			No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/29/2020	R-20-0239	MANUAL	10,000	C				Wall insulation, a
5/15/2020	R-20-0073	WINDOWS	4,228	C	8/18/2020			Replace 14 windows
12/4/2019	R-19-0204	ROOF	10,900	C				Strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
1/10/2011	MEAS+INSPCTD	25	D ERSKINE
4/15/2005	M&L COMPLETE	615	
12/5/1995	MEAS/EXT INS	607	
11/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

