



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	ENGLAND III TR ET AL DANIEL
Owner 2:	CERRI THEODORE
Owner 3:	DANIEL ENGLAND III 2000 REV TR
Street 1:	94 CODMAN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	ENGLAND - DANIEL
Owner 2:	CERRI - THEODORE
Street 1:	94 CODMAN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 2.777 ACRES of land mainly classified as ONE FAM with a(n) SPLIT ENTRY Building Built about 1974, Having Primarily VINYL 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

**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		80000		SQUARE FE	PRIME SITE		0	8.5	1.000	R2									680,000						680,000	Abutts MBTA
101	ONE FAM		0.94		ACRES	UNDEV	0.2	0	30,000.	0.200	R2									5,640						5,600	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct	
101	281,300		2.777	685,600	966,900	3088	0	
							GIS Ref	
							GIS Ref	
							Insp Date	
							10/24/18	
Total Card 281,300 2.777 685,600 966,900							Entered Lot Size	
Total Parcel 314,000 2.777 685,600 999,600							Total Land:	
Source: Market Adj Cost Total Value per SQ unit /Card: 457.03 /Parcel: 472.49							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	292,900	0	2.777	645,600	938,500	938,500	Year end	11/3/2022
2022	101	FV	261,300	0	2.777	585,600	846,900	846,900	Year End Roll	10/19/2021
2021	101	FV	248,300	0	2.777	505,600	753,900	753,900	Year End Roll	10/15/2020
2020	101	FV	239,800	0	2.777	513,600	753,400	753,400	Year End Roll	9/26/2019
2019	101	FV	233,600	0	2.777	496,800	730,400	730,400	Create Final value 2019	6/4/2019
2018	101	FV	233,600	0	2.777	496,800	730,400	730,400	Year End Roll	9/28/2017
2017	101	FV	392,900	0	2.78	344,600	737,500	737,500	Year End Roll	9/29/2016
2016	101	FV	392,900	0	2.78	344,600	737,500	737,500	Year End Roll	1/14/2016

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ENGLAND,DANIEL	69560-149		7/24/2017	CONVENIENC		1	No	No		
BLAIR JOSEPH TR	51788-201		10/15/2008		775,000	No	No			
BLAIR JOSEPH,	32009-287		11/8/2000	CONVENIENC		1	No	No		
BUSH JONATHAN S	29384-571		11/17/1998		369,000	No	No			
ONIGMAN MARC P	27268-246		5/5/1997		349,000	No	No			
FINNERTY JAMES	12489-432		7/31/1973	FAMILY		100	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/3/2008	4033	RENOVATI	2,500	C				remove non bearing
3/15/2004	2864	MANUAL		C	6/26/2004			addi foundation fo
10/16/2003	2792	GARAGE	36,900	C	6/26/2004			
9/6/2001	2337	WDK	1,800	C	6/29/2002			
2/4/1999	1622	MANUAL	5,000	C	6/2/1999			Put a wall up in b

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/24/2018	MEAS+INSPCTD	622	K Cuoco
2/10/2009	MEAS+INSPCTD	100	
6/26/2004	MEAS/EXT INS	615	
6/29/2002	ENTRY DENIED	613	
6/2/1999	MEAS+INSPCTD	602	
12/5/1995	MEAS/EXT INS	607	
6/1/1986	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	18 - SPLIT ENTRY
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	4 - VINYL
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

**GENERAL INFORMATION**

Grade:	C+ - AVG. (+)
Year Blt:	1974
Alt LUC:	
Jurisdct:	
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	15 - CARPET 25%
Bsmnt Flr:	
Bsmnt Gar:	1
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

Year Blt:	1974
Eff Yr Blt:	
Alt %:	
Fact:	
% Own:	
Name:	

**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

More:	N	Total Yard Items:		Total Special Features:		Total:	
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**BATH FEATURES**

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

**OTHER FEATURES**

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

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	GD - Good	16.8%
Functional:		
Economic:		
Special:		
Override:		
Total:		16.8%

**CALC SUMMARY**

Basic \$ / SQ:	113.00
Size Adj.:	1.25251257
Const Adj.:	1.00485003
Adj \$ / SQ:	142.220
Other Features:	43240
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	338056
Depreciation:	56793
Depreciated Total:	281262

**COMMENTS**

DEED DATED 7/24/17 1/2 INTEREST TO DANIEL & JO ANN ENGLAND, TR OF DANIEL ENGLAND III REV TRUST. AND 1/2 INTEREST TO THEODORE CERRI.

**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 1													
Lvl 2													
Lower													
Totals	RMs: 6		BRs: 3		Baths: 2		HB						

**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

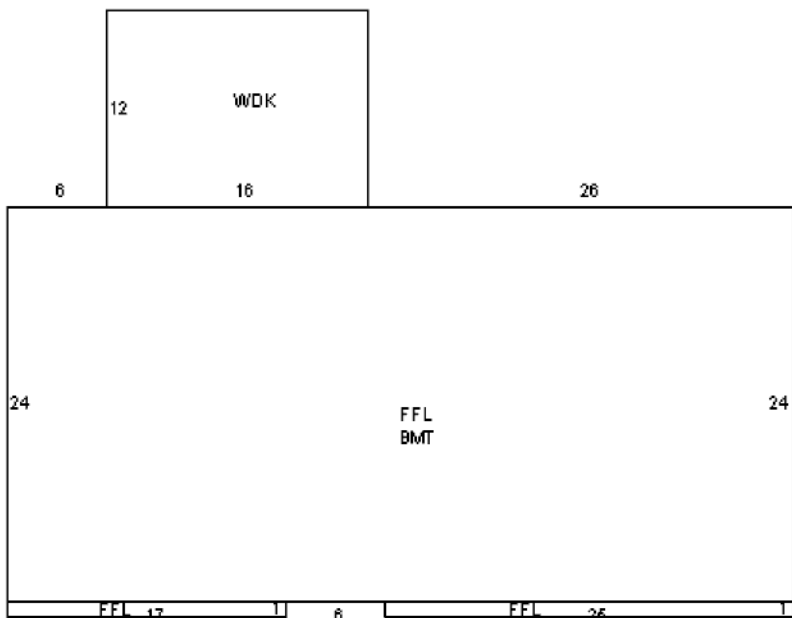
**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val	
Juris. Factor:		Before Depr:	156.44		
Special Features:	0	Val/Su Net:	110.84		
Final Total:	281300	Val/Su SzAd:	235.59		

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,194	142.220	169,811
BMT	BASEMENT	1,152	78.220	90,111
WDK	WOOD DECK	192	21.670	4,161
Net Sketched Area:		2,538	Total:	264,083
Size Ad		1194	Gross Area	2538
			FinArea	2116

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	80	A	0

**IMAGE**



AssessPro Patriot Properties, Inc