

Town Of Lincoln



PROPERTY LOCATION

No	Alt No	Direction/Street/City
94		CODMAN RD, LINCOLN
Unit #:		
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:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	32,700		0.000		32,700	3088
Total Card 32,700 0.000 32,700						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: N/A		/Parcel: 472.49		Land Unit Type:

User Acct
0
GIS Ref
GIS Ref
Insp Date

PREVIOUS OWNER

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

Parcel ID 171 26 0

Date	Time
09/13/23	16:33:05
Date	Time
10/24/17	14:35:39
blakeley	
124	

USER DEFINED

Prior Id # 1:	103 8 1
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:	

NARRATIVE DESCRIPTION

This Parcel contains 2.777 ACRES of land mainly classified as ONE FAM with a(n) GARAGE Building Built about 2004, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 0 Units, 0 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

TAX DISTRICT

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

PROPERTY FACTORS

Item	Code	Descrip	%	Item	Code	Descrip
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

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

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		0		SQUARE FE	PRIME SITE		0	0.	0.000	R2																

Total AC/HA: 0.00000	Total SF/SM: 0.00	Parcel LUC: 101 ONE FAM	Prime NB Desc	RES CAT 2	Total:	Spl Credit	Total:
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