

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ANGIOLILLO CARL
Owner 2:	HOROWITZ SHIRA R
Owner 3:	
Street 1:	104 CODMAN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4202 Type:

PREVIOUS OWNER

Owner 1:	COTONI - ARTHUR R
Owner 2:	COTONI - PENELOPE H
Street 1:	104 CODMAN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4202

NARRATIVE DESCRIPTION

This Parcel contains 2.397 ACRES of land mainly classified as ONE FAM with a(n) SPLIT ENTRY Building Built about 1985, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 5 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 Infru	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		0.56		ACRES	UNDEV	0.2	0	30,000.	0.200	R2									3,360						3,400	Wetland

Total AC/HA:	2.39655	Total SF/SM:	104393.72	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	683,360	SpI Credit	Total:	683,400
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	590,700		2.397	683,400	1,274,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:						/Parcel:	384.69

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	546,900	0	2.397	643,400	1,190,300	1,190,300	Year end	11/3/2022
2022	101	FV	475,700	0	2.397	583,400	1,059,100	1,059,100	Year End Roll	10/19/2021
2021	101	FV	463,000	0	2.397	503,400	966,400	966,400	Year End Roll	10/15/2020
2020	101	FV	444,700	0	2.397	511,400	956,100	956,100	Year End Roll	9/26/2019
2019	101	FV	436,700	0	2.397	494,600	931,300	931,300	Create Final value 2019	6/4/2019
2018	101	FV	436,700	0	2.397	494,600	931,300	931,300	Year End Roll	9/28/2017
2017	101	FV	432,100	0	2.397	480,200	912,300	912,300	Year End Roll	9/29/2016
2016	101	FV	423,100	0	2.397	480,200	903,300	903,300	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
COTONI,ARTHUR R	74972-535		6/26/2020		1,155,000	No	No			
CORCORAN WILLIA	15838-440		10/19/1984		110,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/26/2022	R-22-0112	SOLAR PA	28,030	C				Install 24 roof-mo
6/25/2021	R-21-0144	MANUAL	5,000	C	11/8/2021			Weatherization/air
2/4/2021	W-21-0002	WOOD STO	5,800	C				Install wood burni
11/7/2019	R-19-0194	ROOF	25,000	C				Strip & re-roof dw
6/11/2012	5062	ADDITION	2,500	C	7/12/2012			attached addition
8/29/2006	3508	SCREENPR	5,000	C				rebuild scr porch

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2013	PERMIT VISIT	25	D ERSKINE
1/10/2011	MEAS/EXT INS	25	D ERSKINE
4/15/2005	M&L EXTERIOR	615	
12/5/1995	MEAS/EXT INS	607	
2/1/1986	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	103 9 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:	

PRINT

Date	Time
09/13/23	16:33:13

LAST REV

Date	Time
07/05/22	10:40:29

blakeley
125

