



PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		CODMAN RD, LINCOLN
OWNERSHIP		
Unit #:		
Owner 1: SOC FOR PRES OF NE ANTIQUITIES		
Owner 2:		
Owner 3:		
Street 1: 141 CAMBRIDGE ST		
Street 2:		
Twn/City: BOSTON		
St/Prov:	MA	Cntry: Own Occ: N
Postal:	02114-2711	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
905	71,800		0.500	775,400	847,200
Total Card 71,800 0.500 775,400 847,200					
Total Parcel 142,400 15.730 1,232,300 1,374,700					
Source: Market Adj Cost		Total Value per SQ unit /Card: 1,231.93		/Parcel: 687.45	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
	Insp Date
	08/06/13

PREVIOUS OWNER

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	905	FV	132,200	0	15.73	1,113,500	1,245,700	1,245,700	Year end	11/3/2022
2022	905	FV	116,600	0	15.73	1,057,200	1,173,800	1,173,800	Year End Roll	10/19/2021
2021	905	FV	107,600	0	15.73	1,082,200	1,189,800	1,189,800	Year End Roll	10/15/2020
2020	905	FV	98,100	0	15.73	1,082,200	1,180,300	1,180,300	Year End Roll	9/26/2019
2019	905	FV	97,600	0	15.73	1,079,700	1,177,300	1,177,300	Create Final value 2019	6/4/2019
2018	905	FV	97,600	0	15.73	1,079,700	1,177,300	1,177,300	Year End Roll	9/28/2017
2017	905	FV	94,500	0	15.73	1,079,700	1,174,200	1,174,200	Year End Roll	9/29/2016
2016	905	FV	93,500	0	15.73	1,039,100	1,132,600	1,132,600	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
CODMAN FAMILY	11774-413		12/4/1969			No	No	

NARRATIVE DESCRIPTION

This Parcel contains 15.73 ACRES of land mainly classified as CHARITY with a(n) CAPE Building Built about 1900, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 3 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	LC	Historic Dst		U	A	SEPTIC
o	R1	Residential	100	t		
n				I		
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
7/13/2022	R-22-0157	ROOF	19,450	C				Remove & re-roof o
7/25/2013	5489	TEMPORAR		C				tent 8/11 to 8/12
7/10/2013	5468	TEMPORAR		C				tent 8/23 to 8/25
7/3/2013	5461	TEMPORAR		C				tent 7/19 to 7/22
5/24/2013	5427	TEMPORAR		C				tent 6/27 to 7/1
5/24/2013	5426	TEMPORAR		C				tent 6/21 to 6/23
5/2/2013	5395	TEMPORAR		C				tent 5/31 to 6/3
5/2/2013	5394	TEMPORAR		C				tent 5/24 to 5/27
4/8/2013	5368	TEMPORAR		C				tent 10/5 to 10/7
4/8/2013	5367	TEMPORAR		C				tent 9/20 to 9/23

ACTIVITY INFORMATION

Date	Result	By	Name
8/6/2013	MEAS/EXT INS	25	D ERSKINE
6/2/2007	MEAS/EXT INS	616	D MANZELLO
1/27/1996	MEAS+INSPCTD	606	

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
905	CHARITY		21780		SQUARE FE	PRIME SITE		0	12.4	2.871	R5									775,422						775,400	

Total AC/HA:	0.50000	Total SF/SM:	21780.00	Parcel LUC:	905 CHARITY	Prime NB Desc:	RES CAT 5	Total:	775,422	SpI Credit:		Total:	775,400
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