

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City	
		CODMAN RD, LINCOLN	
OWNERSHIP			
Owner 1:		MASSACHUSETTS AUDUBON SOCIET	
Owner 2:			
Owner 3:			
Street 1:		208 SOUTH GREAT RD	
Street 2:			
Twn/City:		LINCOLN	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	01773	Type:	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
905	37.000	5,750,000		2,189,100	7,939,100
Total Card		37.000	5,750,000	2,189,100	7,939,100
Total Parcel		37.000	8,047,500	101,200	10,337,800
Source: Market Adj Cost		Total Value per SQ unit /Card: 1,471.02		/Parcel: 440.24	

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

User Acct
0
GIS Ref
GIS Ref
Insp Date
06/16/98



PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	905	FV	7,339,500	94600	37.	2,161,100	9,595,200		Year End Roll	12/2/2024
2024	905	FV	6,916,100	94600	37.	1,966,900	8,977,600		Year end	11/9/2023
2023	905	FV	6,913,700	94600	37.	1,794,900	8,803,200	8,803,200	Year end	11/3/2022
2022	905	FV	5,740,900	99800	37.	1,739,700	7,580,400	7,580,400	Year End Roll	10/19/2021
2021	905	FV	5,957,000	99800	37.	1,694,900	7,751,700	7,751,700	Year End Roll	10/15/2020
2020	905	FV	6,320,900	99800	37.	1,718,900	8,139,600	8,139,600	Year End Roll	9/26/2019
2019	905	FV	6,473,600	99800	37.	1,701,300	8,274,700	8,274,700	Create Final va	6/4/2019
2018	905	FV	6,473,600	99800	37.	1,701,300	8,274,700	8,274,700	Year End Roll	9/28/2017

Parcel ID 172 11 0

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PRINT	
Date	Time
09/26/25	14:11:06

LAST REV	
Date	Time
06/13/25	14:12:44

apro 117

PREVIOUS OWNER

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

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	257-561		12/31/1940			No	No		

NARRATIVE DESCRIPTION

This parcel contains 37. ACRES of land mainly classified as CHARITY with a GOVT BLDG Building built about 1912, having primarily BRICK Exterior and 5397 Square Feet, with 0 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/8/2016	6618	RENO-ADD	35,809	C	9/21/2017			Construct a handic
5/19/2016	6443	MANUAL	50,000	C	2/6/2017			Construct a handic
5/1/2015	6066	RENOVATI	4,200	C	6/1/2015			Repair wall & ceil
5/19/2011	4735	RENOVATI	19,990	C				Interior Kit reno
7/24/2007	3732	MANUAL	15,000	C	7/22/2010			construct 2nd fl e
12/22/2006	3586	MANUAL	44,790	C				solar panels on ro
8/3/2006	3489	TEMPORAR		C				tent 9/15-9/18
10/18/2005	3293	ROOF		C				2 barns
5/20/2005	3182	MANUAL	30,000	C				shed dormer
10/23/2001	2377	ROOF		C				maintenance & wild

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2010	PERMIT VISIT	618	G BOURGAULT
6/16/1998	MEAS/EXT INS	602	

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		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400						958,400	
905	CHARITY		35.1634		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									1,230,719						1,230,700	

