

172

11

0

Map

Lot

Sublot

Building

Unit

5 of 7

CARD

RESIDENTIAL

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

358,700 /

10,337,800

USE VALUE:

358,700 /

10,337,800

ASSESSed:

358,700 /

10,337,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
99		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:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 37. ACRES of land mainly classified as CHARITY with a COLONIAL Building built about 1700, having primarily CLAPBOARD Exterior and 2398 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

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:		

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		0		NO UNITS	NOLAND		0	0.	0.00	R4																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	905 CHARITY	Prime NB Desc	RES CAT 4	Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
905	0.000	358,700			358,700
Total Card	0.000	358,700			358,700
Total Parcel	37.000	8,047,500	101,200	2,189,100	10,337,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:	149.58	/Parcel:	440.24

PREVIOUS ASSESSMENT

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

SALES INFORMATION

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

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA / /

Total:		Spl Credit		Total:	
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2026



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	103 2 0
Prior Id # 2:	
Prior Id # 3:	
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Prior Id # 3:	
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Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

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

LAST REV

Date	Time
05/18/12	15:20:21

brennanp
117

ASR Map:
Fact Dist:
Reval Dist:
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BldReason:
CivilDistrict:
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