

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BORDIUK JOHN
Owner 2:	MONTORI STACI
Owner 3:	
Street 1:	84 CODMAN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4200 Type:

PREVIOUS OWNER

Owner 1:	GAO RU WEN -
Owner 2:	LIN AUGUSTINE -
Street 1:	84 CODMAN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4200

NARRATIVE DESCRIPTION

This parcel contains .93 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1951, having primarily CLAPBOARD Exterior and 2639 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		40510		SQUARE FE	PRIME SITE		0	9.98	1.68	R3									680,169						680,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.930	698,300		680,200	1,378,500
Total Card		0.930	698,300	680,200	1,378,500
Total Parcel		0.930	698,300	680,200	1,378,500
Source: Market Adj Cost		Total Value per SQ unit /Card: 522.36		/Parcel: 522.36	

Legal Description	User Acct
2973	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	644,900	0	.93	660,400	1,305,300		Year End Roll	12/2/2024
2024	101	FV	638,200	0	.93	647,500	1,285,700		Year end	11/9/2023
2023	101	FV	558,400	0	.93	596,300	1,154,700	1,154,700	Year end	11/3/2022
2022	101	FV	493,800	0	.93	539,100	1,032,900	1,032,900	Year End Roll	10/19/2021
2021	101	FV	444,000	0	.93	477,100	921,100	921,100	Year End Roll	10/15/2020
2020	101	FV	437,500	0	.93	477,100	914,600	914,600	Year End Roll	9/26/2019
2019	101	FV	424,900	0	.93	462,100	887,000	887,000	Create Final va	6/4/2019
2018	101	FV	424,900	0	.93	462,100	887,000	887,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GAO RU WEN,	31825-544		9/14/2000		680,000	No	No		
JIN JIAN,	29104-003		9/14/1998	CHD>SALE	315,000	No	No		
SANCHEZ RONALD	22218-150		7/17/1992		230,000	No	No		

BUILDING PERMITS

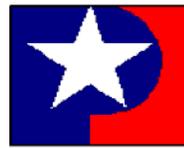
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/24/2020	R-20-0033	MANUAL	5,000	C	8/18/2020			Install cable rail
5/30/2018	7087	SOLAR PA	28,172	C				Install solar pane
5/17/2018	7076	ROOF	15,000	C				Strip & re-roof dw
7/13/2015	6145	RENOVATI	15,000	C	9/14/2017			Remodel bathroom
9/30/2008	4059	MANUAL		C				wood burning stove
9/19/2006	3522	RENOVATI	172,400	C	5/22/2008			new antrance;deck;
1/21/1999	1614	ADDITION	90,000	C	6/26/2000			family room 6/26/0

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2017	MEAS/EXT INS	4	JG
5/22/2008	PERMIT VISIT	100	
6/8/2007	MEAS/EXT INS	100	
3/30/2006	MEAS+INSPCTD	100	
6/26/2000	MEAS/EXT INS	611	
5/29/1999	MEAS+INSPCTD	602	
12/5/1995	MEAS/EXT INS	607	
5/24/1994	FIELDREV CHG	600	
2/1/1986	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.92998 Total SF/SM: 40510 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 3 Total: 680,169 Spl Credit Total: 680,200



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	103 3 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:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
09/26/25	14:11:39

LAST REV

Date	Time
04/26/21	16:30:23

blakeley 118

!118!

