

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ADAMS RAMELLE F
Owner 2:	
Owner 3:	
Street 1:	86 CODMAN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4200 Type:

PREVIOUS OWNER

Owner 1:	HAVILAND MAX A -
Owner 2:	HAVILAND MAUREEN S -
Street 1:	86 CODMAN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4200

NARRATIVE DESCRIPTION

This parcel contains 1. ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1900, having primarily WOOD SHING Exterior and 2646 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 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		43560		SQUARE FE	PRIME SITE		0	9.98	1.59	R3									689,297						689,300	

Total AC/HA:	1.00000	Total SF/SM:	43560	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	689,297	SpI Credit	Total:	689,300
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.000	357,300	600	689,300	1,047,200
Total Card 1.000 357,300 600 689,300 1,047,200					
Total Parcel 1.000 357,300 600 689,300 1,047,200					
Source: Market Adj Cost		Total Value per SQ unit /Card:		395.77	/Parcel: 395.77

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	334,700	500	1.	669,300	1,004,500		Year End Roll	12/2/2024
2024	101	FV	328,800	500	1.	656,100	985,400		Year end	11/9/2023
2023	101	FV	326,800	500	1.	604,300	931,600	931,600	Year end	11/3/2022
2022	101	FV	295,700	500	1.	546,300	842,500	842,500	Year End Roll	10/19/2021
2021	101	FV	276,600	500	1.	483,500	760,600	760,600	Year End Roll	10/15/2020
2020	101	FV	260,200	500	1.	483,500	744,200	744,200	Year End Roll	9/26/2019
2019	101	FV	264,300	500	1.	468,300	733,100	733,100	Create Final va	6/4/2019
2018	101	FV	264,300	500	1.	468,300	733,100	733,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAVILAND MAX A,	43394-524		7/29/2004		795,300	No	No		
LEMIRE ROBERT A	29095-442		9/10/1998		535,000	No	No		
LEMIRE ROBERT/V	20979-213		1/28/1991	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/20/2018	7286	ROOF	20,000	C				Strip & re-roof ex
2/2/2001	2160	RENOVATI	10,000	C	6/8/2001			kitchen & 1/2 bath
9/25/1996	1051-96	MANUAL	10,000	C	6/3/1997			REDO BA

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2025	MEAS/EXT INS	6	JN
1/10/2011	MEAS/EXT INS	25	D ERSKINE
4/28/2005	MEAS/EXT INS	600	
6/8/2001	MEAS+INSPCTD	613	
4/8/1999	MEAS+INSPCTD	600	
6/3/1997	MEAS+INSPCTD	602	
1/19/1996	MEAS+INSPCTD	606	
7/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	103 4 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:	

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

Parcel ID 172 4 0

!19!

PRINT

Date	Time
09/26/25	14:11:44

LAST REV

Date	Time
07/30/25	11:11:01

apro 119

PAT ACCT.

