

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ELLIOTT MELODY
Owner 2:	
Owner 3:	
Street 1:	90 CODMAN ROAD
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 2.14 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1953, having primarily WOOD SHING Exterior and 2794 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 6 Rooms, and 2 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		80000		SQUARE FE	PRIME SITE		0	8.76	1.00	R2									700,800						700,800	
101	ONE FAM		0.303		ACRES	EXCESS ACRE		0	35,000.	1.00	R2									10,605						10,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.140	119,100		711,400	830,500
Total Card	2.140	119,100		711,400	830,500
Total Parcel	2.140	119,100		711,400	830,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:	297.27	/Parcel:	297.27

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	112,600	0	2.14	704,200	816,800		Year End Roll	12/2/2024
2024	101	FV	109,900	0	2.14	689,100	799,000		Year end	11/9/2023
2023	101	FV	101,100	0	2.14	649,100	750,200	750,200	Year end	11/3/2022
2022	101	FV	72,500	0	2.14	589,100	661,600	661,600	Year End Roll	10/19/2021
2021	101	FV	68,000	0	2.14	509,100	577,100	577,100	Year End Roll	10/15/2020
2020	101	FV	66,900	0	2.14	517,100	584,000	584,000	Year End Roll	9/26/2019
2019	101	FV	61,100	0	2.14	500,300	561,400	561,400	Create Final va	6/4/2019
2018	101	FV	207,600	0	2.14	500,300	707,900	707,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHACHT JOEL M	20839-163		10/29/1990		320,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/15/2025	R-25-148	ROOF	8,000	C				
2/10/2025	R-25-0030	WEATHERI	8,000	C				Weatherization/air
2/6/2024	R-24-0021	MANUAL	1,900	C				Replace one soil p
12/27/2023	R-23-0304	WEATHERI	8,000	C				Weatherization/air
10/1/2020	R-20-0161	SHED	2,500	C				Remove & replace 1
4/7/2020	R-20-0060	WDK	5,000	C	5/26/2020			Construct 8`x8` de
9/18/2019	R-19-0146	MANUAL		C				Renew permit start

ACTIVITY INFORMATION

Date	Result	By	Name
1/10/2011	MEAS/EXT INS	25	D ERSKINE
4/15/2005	M&L EXTERIOR	615	
12/5/1995	MEAS/EXT INS	607	
9/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	103 7 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:	

