Total Card / Total Parcel
- APPRAISED: 933,100 / 933,100
- USE VALUE: 933,100 / 933,100
- ASSESSED: 933,100 / 933,100

PROPERTY LOCATION

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.817	225,400		707,700	933,100
Total Card	2.817	225,400		707,700	933,100
Total Parcel	2.817	225,400		707,700	933,100

Source: Market Adj Cost   Total Value per SQ unit /Card: 551.48   /Parcel: 551.48

Legal Description

User Acct	
GIS Ref	
GIS Ref	
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	01/10/11

Parcel ID 171 27 0

!123!

OWNERSHIP

Unit #:

Owner 1:	ONIGMAN DAVID
Owner 2:	
Owner 3:	
Street 1:	98 CODMAN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	01773	Type:	

PREVIOUS OWNER

Owner 1:	ONIGMAN - MARC P
Owner 2:	ONIGMAN - MAUREEN
Street 1:	98 CODMAN RD
Twn/City:	LINCOLN
St/Prov:	MA	Cntry	
Postal:	01773

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	212,700	0	2.817	700,500	913,200		Year End Roll	12/2/2024
2024	101	FV	202,600	0	2.817	685,900	888,500		Year end	11/9/2023
2023	101	FV	185,100	0	2.817	645,900	831,000	831,000	Year end	11/3/2022
2022	101	FV	164,000	0	2.817	585,900	749,900	749,900	Year End Roll	10/19/2021
2021	101	FV	149,800	0	2.817	505,900	655,700	655,700	Year End Roll	10/15/2020
2020	101	FV	148,300	0	2.817	513,900	662,200	662,200	Year End Roll	9/26/2019
2019	101	FV	134,100	0	2.817	497,100	631,200	631,200	Create Final va	6/4/2019
2018	101	FV	134,100	0	2.817	497,100	631,200	631,200	Year End Roll	9/28/2017

PRINT
Date	Time
09/26/25	14:12:09

LAST REV
Date	Time
04/26/21	16:29:42
blakeley	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 123

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ONIGMAN,MARC P	74890-410		6/15/2020	FAMILY	700,000	No	No		
FINNERTY JAMES	27331-248		5/28/1997	OTHER	325,000	No	No		ESTATE SALE ANNA C
	7734-253		4/19/1951			No	No		

USER DEFINED

Prior Id # 1:	103 8 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:	

NARRATIVE DESCRIPTION

This parcel contains 2.817 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1952, having primarily WOOD SHING Exterior and 1692 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/29/2020	R-20-0239	MANUAL	10,000	C				Wall insulation, a
5/15/2020	R-20-0073	WINDOWS	4,228	C	8/18/2020			Replace 14 windows
12/4/2019	R-19-0204	ROOF	10,900	C				Strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
1/10/2011	MEAS+INSPCTD	25	D ERSKINE
4/15/2005	M&L COMPLETE	615	
12/5/1995	MEAS/EXT INS	607	
11/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA   __/___/__

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 Influ	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		0.98		ACRES	UNDEV	0.2	0	35,000.	0.20	R2									6,860						6,900	Wetland

Total AC/HA: 2.81655   Total SF/SM: 122689   Parcel LUC: 101 ONE FAM   Prime NB Desc: RES CAT 2   Total: 707,660   Spl Credit   Total: 707,700

EXTERIOR INFORMATION

Type:	19 - RANCH
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	2 - CONC BLOCK
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C- - AVG. (-)		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - PLASTER
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100 % AC: 0
Solar HW:	NO Central Vac: NO
% Com Wal	0 % Sprinkled 0

BATH FEATURES

Full Bath	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic $ / SQ:	144.00
Size Adj.:	1.10460997
Const Adj.:	1.00979996
Adj $ / SQ:	160.623
Other Features:	40000
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	346740
Depreciation:	121359
Depreciated Total:	225381

COMMENTS

DEP CERTIFIED VERNAL POOL #171 .

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1						# Units	1			
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3			Baths: 2			HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
	Totals		
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 666337.3195
Juris. Factor:		Before Depr:	144.56
Special Features:	0	Val/Su Net:	61.79
Final Total:	225400	Val/Su SzAd	133.22

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,692	40.160	67,943
FFL	1ST FLOOR	1,692	160.620	271,774
WDK	WOOD DECK	264	21.020	5,550
	Net Sketched Area: 3,648		Total:	345,267
Size Ad	1692	Gross Area	3648 FinArea	1692

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 171 27 0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N		Total Yard Items:		Total Special Features:	Total: