

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ANGIOLILLO CARL
Owner 2:	HOROWITZ SHIRA R
Owner 3:	
Street 1:	104 CODMAN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4202 Type:

PREVIOUS OWNER

Owner 1:	COTONI - ARTHUR R
Owner 2:	COTONI - PENELOPE H
Street 1:	104 CODMAN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4202

NARRATIVE DESCRIPTION

This parcel contains 2.397 ACRES of land mainly classified as ONE FAM with a SPLIT ENTRY Building built about 1985, having primarily CLAPBOARD Exterior and 3312 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 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		80000		SQUARE FE	PRIME SITE		0	8.76	1.00	R2									700,800						700,800	
101	ONE FAM		0.56		ACRES	UNDEV	0.2	0	35,000.	0.20	R2									3,920						3,900	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.397	649,700		704,700	1,354,400
Total Card	2.397	649,700		704,700	1,354,400
Total Parcel	2.397	649,700		704,700	1,354,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		408.94	/Parcel: 408.94

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	599,500	0	2.397	697,500	1,297,000		Year End Roll	12/2/2024
2024	101	FV	590,700	0	2.397	683,400	1,274,100		Year end	11/9/2023
2023	101	FV	546,900	0	2.397	643,400	1,190,300	1,190,300	Year end	11/3/2022
2022	101	FV	475,700	0	2.397	583,400	1,059,100	1,059,100	Year End Roll	10/19/2021
2021	101	FV	463,000	0	2.397	503,400	966,400	966,400	Year End Roll	10/15/2020
2020	101	FV	444,700	0	2.397	511,400	956,100	956,100	Year End Roll	9/26/2019
2019	101	FV	436,700	0	2.397	494,600	931,300	931,300	Create Final va	6/4/2019
2018	101	FV	436,700	0	2.397	494,600	931,300	931,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COTONI,ARTHUR R	74972-535		6/26/2020		1,155,000	No	No		
CORCORAN WILLIA	15838-440		10/19/1984		110,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/10/2024	MEC-34-000	MECHANIC	19,850	C				Install air handle
3/13/2024	R-24-0043	RENOVATI	277,619	O				Renovate existing
5/26/2022	R-22-0112	SOLAR PA	28,030	C				Install 24 roof-mo
6/25/2021	R-21-0144	MANUAL	5,000	C	11/8/2021			Weatherization/air
2/4/2021	W-21-0002	WOOD STO	5,800	C				Install wood burni
11/7/2019	R-19-0194	ROOF	25,000	C				Strip & re-roof dw
6/11/2012	5062	ADDITION	2,500	C	6/9/2013			attached addition
8/29/2006	3508	SCREENPR	5,000	C				rebuild scr porch

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2013	PERMIT VISIT	25	D ERSKINE
1/10/2011	MEAS/EXT INS	25	D ERSKINE
4/15/2005	M&L EXTERIOR	615	
12/5/1995	MEAS/EXT INS	607	
2/1/1986	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	103 9 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:	

