



**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(n) CONTEMPORARY Building Built about 1951, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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	7.	1.682	R3									477,071						477,100	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct			
101	444,000		0.930	477,100	921,100	2973	0			
							GIS Ref			
							GIS Ref			
Total Card					444,000	0.930	477,100	921,100	Entered Lot Size	
Total Parcel					444,000	0.930	477,100	921,100	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:		349.03	/Parcel:	349.03	Land Unit Type:		

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
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 value 2019	6/4/2019
2018	101	FV	424,900	0	.93	462,100	887,000	887,000	Year End Roll	9/28/2017
2017	101	FV	422,300	0	.93	436,200	858,500	858,500	Year End Roll	9/29/2016
2016	101	FV	412,900	0	.93	423,200	836,100	836,100	Year End Roll	1/14/2016
2015	101	FV	403,400	0	.93	391,900	795,300	795,300	Year End	10/2/2014
2014	101	FV	377,900	0	.93	351,000	728,900	728,900	Year End Roll	1/23/2014
2013	101	FV	371,500	0	.93	340,800	712,300	712,300	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GAO RU WEN,	31825-544		9/14/2000		680000	No	No			
JIN JIAN,	29104-003		9/14/1998	CHD>SALE	315000	No	No			
SANCHEZ RONALD	22218-150		7/17/1992		230000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/24/2020	R-20-0033	MANUAL	5,000	C				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	4/28/2016			Remodel bathroom
9/30/2008	4059	MANUAL		C				wood burning stove
9/19/2006	3522	RENOVATI	172,400	C	6/8/2007			new antrance;deck;
1/21/1999	1614	ADDITION	90,000	C	5/29/1999			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

