



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ELLIOTT MELODY
Owner 2:	
Owner 3:	
Street 1:	140 LINCOLN ROAD APT 311
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(n) RANCH Building Built about 1953, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 2 HalfBaths, 0 3/4 Baths, 6 Rooms, and 2 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		80000		SQUARE FE	PRIME SITE		0	6.25	1.000	R2									500,000						500,000	
101	ONE FAM		0.303		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									9,090						9,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	68,000		2.140	509,100	577,100
Total Card		68,000	2.140	509,100	577,100
Total Parcel		68,000	2.140	509,100	577,100
Source: Market Adj Cost		Total Value per SQ unit /Card: 206.57		/Parcel: 206.57	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	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 value 2019	6/4/2019
2018	101	FV	207,600	0	2.14	500,300	707,900	707,900	Year End Roll	9/28/2017
2017	101	FV	205,600	0	2.14	485,900	691,500	691,500	Year End Roll	9/29/2016
2016	101	FV	203,700	0	2.14	485,900	689,600	689,600	Year End Roll	1/14/2016
2015	101	FV	199,700	0	2.14	413,100	612,800	612,800	Year End	10/2/2014
2014	101	FV	191,900	0	2.14	371,500	563,400	563,400	Year End Roll	1/23/2014
2013	101	FV	187,900	0	2.14	361,100	549,000	549,000	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SCHACHT JOEL M	20839-163		10/29/1990		320000	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
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

