



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ENGLAND III TR ET AL DANIEL
Owner 2:	CERRI THEODORE
Owner 3:	DANIEL ENGLAND III 2000 REV TR
Street 1:	94 CODMAN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ENGLAND - DANIEL
Owner 2:	CERRI - THEODORE
Street 1:	94 CODMAN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2.777 ACRES of land mainly classified as ONE FAM with a(n) SPLIT ENTRY Building Built about 1974, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 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	Abutts MBTA
101	ONE FAM		0.94		ACRES	UNDEV	0.2	0	30,000.	0.200	R2									5,640						5,600	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	215,100		2.777	505,600	720,700	3088
Total Card		215,100	2.777	505,600	720,700	Entered Lot Size
Total Parcel		248,300	2.777	505,600	753,900	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: 340.66		/Parcel: 356.35		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	239,800	0	2.777	513,600	753,400	753,400	Year End Roll	9/26/2019
2019	101	FV	233,600	0	2.777	496,800	730,400	730,400	Create Final value 2019	6/4/2019
2018	101	FV	233,600	0	2.777	496,800	730,400	730,400	Year End Roll	9/28/2017
2017	101	FV	392,900	0	2.78	344,600	737,500	737,500	Year End Roll	9/29/2016
2016	101	FV	392,900	0	2.78	344,600	737,500	737,500	Year End Roll	1/14/2016
2015	101	FV	392,900	0	2.78	344,600	737,500	737,500	Year End	10/2/2014
2014	101	FV	392,900	0	2.78	344,600	737,500	737,500	Year End Roll	1/23/2014
2013	101	FV	392,900	0	2.78	344,600	737,500	737,500	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ENGLAND,DANIEL	69560-149		7/24/2017	CONVENIENC		1	No	No		
BLAIR JOSEPH TR	51788-201		10/15/2008		775000	No	No			
BLAIR JOSEPH,	32009-287		11/8/2000	CONVENIENC		1	No	No		
BUSH JONATHAN S	29384-571		11/17/1998		369000	No	No			
ONIGMAN MARC P	27268-246		5/5/1997		349000	No	No			
FINNERTY JAMES	12489-432		7/31/1973	FAMILY		100	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/3/2008	4033	RENOVATI	2,500	C				remove non bearing
3/15/2004	2864	MANUAL		C	6/26/2004			addi foundation fo
10/16/2003	2792	GARAGE	36,900	C	6/26/2004			
9/6/2001	2337	WDK	1,800	C	6/29/2002			
2/4/1999	1622	MANUAL	5,000	C	6/2/1999			Put a wall up in b

ACTIVITY INFORMATION

Date	Result	By	Name
10/24/2018	MEAS+INSPCTD	622	K Cuoco
2/10/2009	MEAS+INSPCTD	100	
6/26/2004	MEAS/EXT INS	615	
6/29/2002	ENTRY DENIED	613	
6/2/1999	MEAS+INSPCTD	602	
12/5/1995	MEAS/EXT INS	607	
6/1/1986	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	18 - SPLIT ENTRY
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	4 - VINYL
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - AVG. (+)
Year Blt:	1974 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	1 - DRYWALL	
Sec Int Wall:		
Partition:	T - TYPICAL	
Prim Floors:	3 - HARDWOOD	
Sec Floors:	15 - CARPET 25%	
Bsmnt Flr:		
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:	100
Solar HW:	NO Central Vac:	NO
% Com Wal:	0 % Sprinkled:	0

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

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

Depreciation	
Phys Cond:	GD - Good 17%
Functional:	
Economic:	
Special:	
Override:	
Total:	17%

DEPRECIATION

Calc Summary	
Basic \$ / SQ:	80.00
Size Adj.:	1.25251257
Const Adj.:	1.00485003
Adj \$ / SQ:	100.687
Other Features:	43240
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	259187
Depreciation:	44062
Depreciated Total:	215125

CALC SUMMARY

COMMENTS

DEED DATED 7/24/17 1/2 INTEREST TO DANIEL & JO ANN ENGLAND, TR OF DANIEL ENGLAND III REV TRUST. AND 1/2 INTEREST TO THEODORE CERRI.

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	RM:	6 BR:	3 Bath:	2 HB:	

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

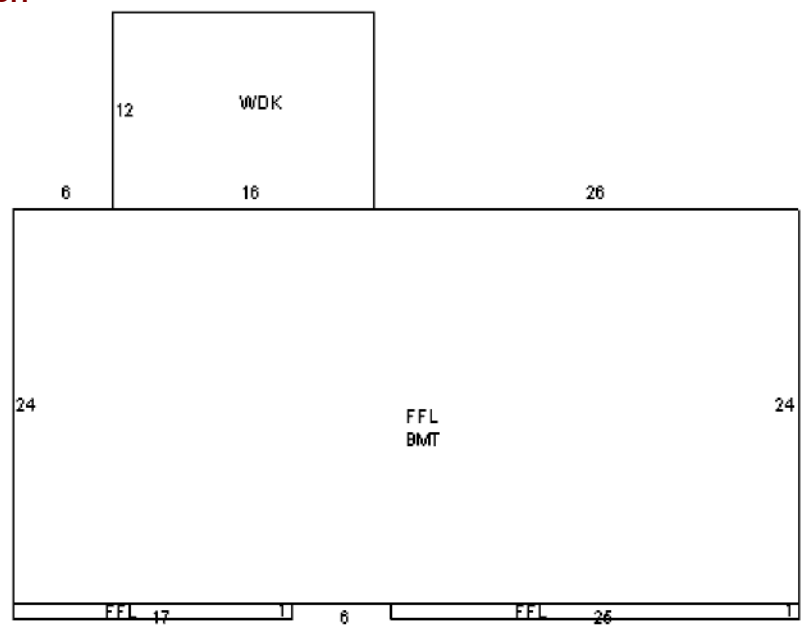
Rate	Parcel ID	Typ	Date	Sale Price

SPEC FEATURES/YARD ITEMS

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:	
-------	---	-------------------	--	-------------------------	--	--------	--

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,194	100.690	120,220	
BMT	BASEMENT	1,152	55.380	63,795	
WDK	WOOD DECK	192	21.670	4,161	
Net Sketched Area:		2,538	Total:	188,176	
Size Ad	1194	Gross Area	2538	FinArea	2116

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA		80	A 0

IMAGE



AssessPro Patriot Properties, Inc

PARCEL ID 171 26 0