



**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(n) SPLIT ENTRY Building Built about 1985, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 5 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 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	6.25	1.000	R2									500,000						500,000	
101	ONE FAM		0.56		ACRES	UNDEV	0.2	0	30,000.	0.200	R2									3,360						3,400	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	463,000		2.397	503,400	966,400
Total Card		463,000	2.397	503,400	966,400
Total Parcel		463,000	2.397	503,400	966,400
Source: Market Adj Cost		Total Value per SQ unit /Card: 291.79		/Parcel: 291.79	

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	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 value 2019	6/4/2019
2018	101	FV	436,700	0	2.397	494,600	931,300	931,300	Year End Roll	9/28/2017
2017	101	FV	432,100	0	2.397	480,200	912,300	912,300	Year End Roll	9/29/2016
2016	101	FV	423,100	0	2.397	480,200	903,300	903,300	Year End Roll	1/14/2016
2015	101	FV	418,600	0	2.397	407,400	826,000	826,000	Year End	10/2/2014
2014	101	FV	400,400	300	2.397	365,800	766,500	766,500	Year End Roll	1/23/2014
2013	101	FV	351,400	300	1.997	353,000	704,700	704,700	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
COTONI,ARTHUR R	74972-535		6/26/2020		1155000	No	No	
CORCORAN WILLIA	15838-440		10/19/1984		110000	No	No	

**TAX DISTRICT**

**PAT ACCT.**

Assoc PCL Value	Notes

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/7/2019	R-19-0194	ROOF	25,000	C				Strip & re-roof dw
6/11/2012	5062	ADDITION	2,500	C	7/12/2012			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

