



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SOC FOR PRES OF NE ANTIQUITIES
Owner 2:	
Owner 3:	
Street 1:	141 CAMBRIDGE ST
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02114-2711 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 15.73 ACRES of land mainly classified as CHARITY with a(n) CAPE Building Built about 1900, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 3 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	LC	Historic Dst		U	A	SEPTIC
o	R1	Residential	100	t		
n				I		
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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
905	CHARITY		21780		SQUARE FE	PRIME SITE		0	10.	2.871	R5									625,340						625,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
905	50,000		0.500	625,300	675,300		0
							GIS Ref
							GIS Ref
							Insp Date
							08/06/13
Total Card			50,000	0.500	625,300	675,300	Entered Lot Size
Total Parcel			107,600	15.730	1,082,200	1,189,800	Total Land:
Source: Market Adj Cost			Total Value per SQ unit /Card: 981.97		/Parcel: 594.99	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	905	FV	98,100	0	15.73	1,082,200	1,180,300	1,180,300	Year End Roll	9/26/2019
2019	905	FV	97,600	0	15.73	1,079,700	1,177,300	1,177,300	Create Final value 2019	6/4/2019
2018	905	FV	97,600	0	15.73	1,079,700	1,177,300	1,177,300	Year End Roll	9/28/2017
2017	905	FV	94,500	0	15.73	1,079,700	1,174,200	1,174,200	Year End Roll	9/29/2016
2016	905	FV	93,500	0	15.73	1,039,100	1,132,600	1,132,600	Year End Roll	1/14/2016
2015	905	FV	90,000	0	15.73	995,900	1,085,900	1,085,900	Year End	10/2/2014
2014	019	FV	87,800	0	15.73	988,400	1,076,200	1,076,200	Year End Roll	1/23/2014
2013	019	FV	86,000	0	15.73	972,800	1,058,800	1,058,800	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CODMAN FAMILY	11774-413		12/4/1969			0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/25/2013	5489	TEMPORAR		C				tent 8/11 to 8/12
7/10/2013	5468	TEMPORAR		C				tent 8/23 to 8/25
7/3/2013	5461	TEMPORAR		C				tent 7/19 to 7/22
5/24/2013	5427	TEMPORAR		C				tent 6/27 to 7/1
5/24/2013	5426	TEMPORAR		C				tent 6/21 to 6/23
5/2/2013	5395	TEMPORAR		C				tent 5/31 to 6/3
5/2/2013	5394	TEMPORAR		C				tent 5/24 to 5/27
4/8/2013	5368	TEMPORAR		C				tent 10/5 to 10/7
4/8/2013	5367	TEMPORAR		C				tent 9/20 to 9/23
4/8/2013	5366	TEMPORAR		C				tent 8/30 to 9/6

ACTIVITY INFORMATION

Date	Result	By	Name
8/6/2013	MEAS/EXT INS	25	D ERSKINE
6/2/2007	MEAS/EXT INS	616	D MANZELLO
1/27/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

