161	9	0			1 of 1	RESIDENTIAL
Map	Lot	Sublot	Building	Unit	CARD	

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	1,279,700	/	1,279,700
USE VALUE:	1,279,700	/	1,279,700
ASSESSED:	1,279,700	/	1,279,700

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	SOO JONATHAN C
Owner 2:	SOO KARA-LYNN A
Owner 3:	
Street 1:	72 CODMAN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	REICH CHRISTIAN GEORG -
Owner 2:	ZAMIRI PARISA -
Street 1:	72 CODMAN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.63 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1950, having primarily WOOD SHING Exterior and 3434 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.630	508,200		771,500	1,279,700
Total Card	1.630	508,200		771,500	1,279,700
Total Parcel	1.630	508,200		771,500	1,279,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 372.63 | /Parcel: 372.63

Legal Description

User Acct	
GIS Ref	
GIS Ref	
Insp Date	05/03/17

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 161 9 0

!2382!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	482,300	0	1.63	749,000	1,231,300		Year End Roll	12/2/2024
2024	101	FV	476,200	0	1.63	734,400	1,210,600		Year end	11/9/2023
2023	101	FV	473,100	0	1.63	676,400	1,149,500	1,149,500	Year end	11/3/2022
2022	101	FV	431,000	0	1.63	611,400	1,042,400	1,042,400	Year End Roll	10/19/2021
2021	101	FV	426,500	0	1.63	541,100	967,600	967,600	Year End Roll	10/15/2020
2020	101	FV	423,300	0	1.63	541,100	964,400	964,400	Year End Roll	9/26/2019
2019	101	FV	400,600	0	1.63	524,100	924,700	924,700	Create Final va	6/4/2019
2018	101	FV	400,600	0	1.63	524,100	924,700	924,700	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	18:29:10

LAST REV

Date	Time
06/07/17	14:05:39
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2382

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REICH CHRISTIAN	52093-271		1/16/2009		820,000	No	No		
CARROLL SCHOOL,	34837-446		2/15/2002		690,000	No	No		
NISBET IAN/SHIR	23273-135		6/7/1993	INVOLV CHARI	449,000	No	No		NEEDED QUICKLY

USER DEFINED

Prior Id # 1:	95 37 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/22/2016	6537	MANUAL	1,335	C				Insulate the attic
8/24/2005	3260	RENO-ADD	98,500	C	6/8/2007			second floor;C.O.O
6/21/2005	3211	RENOVATI	7,000	C	6/8/2007			kitchen, bath & ma
7/19/2001	2297	MANUAL		C	5/25/2002			repair deck, repla
7/29/1999	1747	RENOVATI	5,000	C	6/26/2000			bathroom 6/26/00

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2017	MEAS/EXT INS	4	JG
10/30/2007	MEAS+INSPCTD	100	
6/8/2007	MEAS/EXT INS	100	
6/26/2006	MEAS/EXT INS	615	
12/16/2003	MEAS/EXT INS	615	
5/25/2002	MEAS/EXT INS	613	
6/26/2000	MEAS+INSPCTD	611	
1/16/1996	MEAS+INSPCTD	606	
6/16/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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	7	1002.79688		SQUARE FE	PRIME SITE		0	9.98	1.09	R3									771,461						771,500	

Total AC/HA:	1.63000	Total SF/SM:	71003	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	771,461	Spl Credit		Total:	771,500

EXTERIOR INFORMATION

Type:	6 - COLONIAL		
Sty Ht:	2 - 2		
(Liv) Units:	1	Total:	1
Foundation:	2 - CONC BLOCK		
Frame:	1 - WOOD		
Prime Wall:	1 - WOOD SHING		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

BATH FEATURES

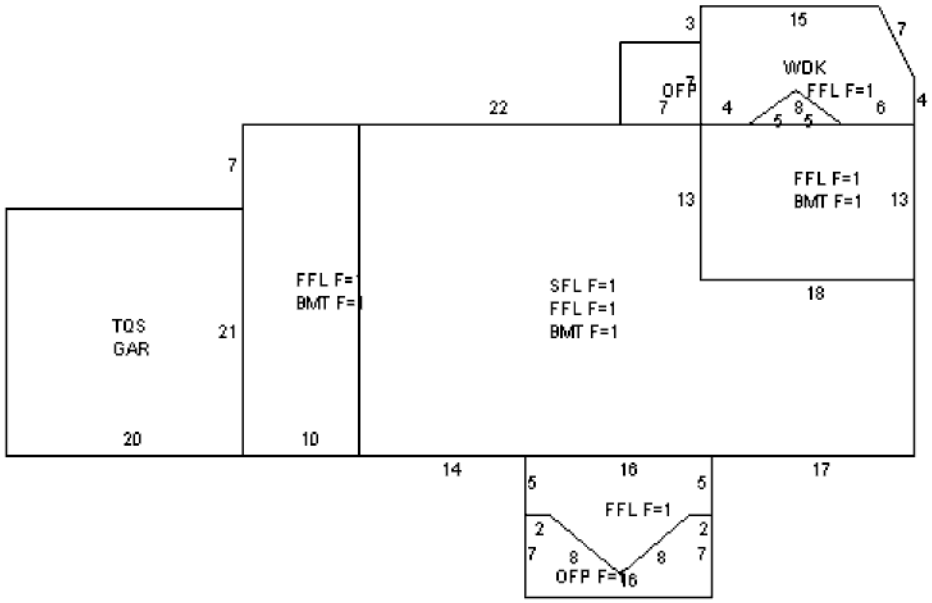
Full Bath	4	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	GOOD
A HBth:		Rating:	
OthrFix:	4	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:	1	Rating:	GOOD

COMMENTS

SKETCH



GENERAL INFORMATION

Grade:	B- - GOOD (-)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

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	RMs:	10	BRs:	4	Baths:	4	HB	1				

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - PLASTER		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	4 - CARPET	50	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:			
Heat Fuel:	2 - GAS		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

DEPRECIATION

Phys Cond:	GD - Good	24.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	24.5	%

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	1
Totals			
1	10	4	

CALC SUMMARY

Basic $ / SQ:	129.00
Size Adj.:	0.94261634
Const Adj.:	0.99989998
Adj $ / SQ:	121.585
Other Features:	101702
Grade Factor:	1.20
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	673063
Depreciation:	164900
Depreciated Total:	508162

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	
Ind.Val	371100.0000		

Juris. Factor:		Before Depr:	145.90
Special Features:	0	Val/Su Net:	93.75
Final Total:	508200	Val/Su SzAd	163.15

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,718	121.590	208,884
BMT	BASEMENT	1,596	36.480	58,215
SFL	2ND FLOOR	1,082	121.590	131,555
GAR	GARAGE	420	38.520	16,178
TQS	3/4 STORY	315	121.590	38,299
WDK	WOOD DECK	159	24.840	3,949
OFP	OPEN PORCH	131	16.050	2,103
	Net Sketched Area:	5,421	Total:	459,183
Size Ad	3115	Gross Area	5526	FinArea 3434

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	0

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

161 9 0

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 Featues:		Total:	