



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TOWN OF LINCOLN
Owner 2:	CONSERVATION
Owner 3:	HOUSING
Street 1:	16 LINCOLN RD
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 18.92 ACRES of land mainly classified as MUNICPL with a(n) BARN Building Built about 1820, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 0 Units, 1 Baths, 2 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	LC	Historic Dst		U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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

Total AC/HA:	0.00000	Total SF/SM:	0.00	Parcel LUC:	903	MUNICPL	Prime NB Desc	RES CAT 5	Total:	Spl Credit	Total:
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
							0
							GIS Ref
							GIS Ref
							Insp Date
Total Card			0.000			Entered Lot Size	
Total Parcel	244,500	269,200	18.920	1,309,300	1,823,000	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	0.00	/Parcel:	379.79	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA / /

PRINT

Date	Time
10/03/18	01:27:17

LAST REV

Date	Time
05/21/10	11:38:24

brennanp
2311

USER DEFINED

Prior Id # 1:	95 1 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:	

EXTERIOR INFORMATION

Type:	42 - BARN
Sty Ht:	2 - 2
(Liv) Units:	0 Total: 1
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	B+ - GOOD (+)
Year Blt:	1820 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact.:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:		
Prim Int Wal:	2 - PLASTER	
Sec Int Wall:	%	
Partition:	T - TYPICAL	
Prim Floors:	3 - HARDWOOD	
Sec Floors:	%	
Bsmnt Flr:		
Bsmnt Gar:		
Electric:	3 - TYPICAL	
Insulation:	2 - TYPICAL	
Int vs Ext:		
Heat Fuel:	1 - OIL	
Heat Type:	1 - FORCED H/A	
# Heat Sys:		
% Heated:	30 % AC:	
Solar HW:	NO Central Vac:	NO
% Com Wal:	% Sprinkled	

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:
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BATH FEATURES

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

OTHER FEATURES

Kits:	1 Rating: AVERAGE
A Kits:	Rating:
FrpI:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	EX - Excellent	7.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		7%

CALC SUMMARY

Basic \$ / SQ:	58.00
Size Adj.:	1.42873311
Const Adj.:	1.00979996
Adj \$ / SQ:	83.679
Other Features:	31067
Grade Factor:	1.53
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	559691
Depreciation:	39178
Depreciated Total:	520513

COMMENTS

40X70 barn w/ 34x24 addition kit, meeting rm, office. CODMAN FARM BARN.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units									
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals												

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
	2	0	
Totals			
0			

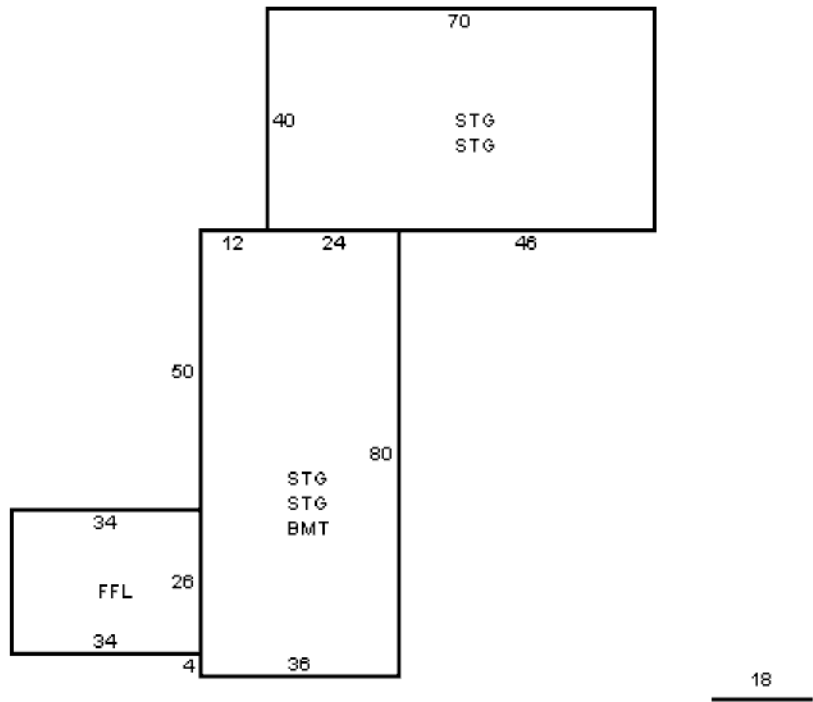
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val
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Juris. Factor:	Val/Su Fin:	223.97
Special Features: 0	Val/Su Net:	34.42
Final Total: 520500	Val/Su SzAd	588.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
STG	STORAGE	11,360	15.000	170,400	
BMT	BASEMENT	2,880	31.380	90,373	
FFL	1ST FLOOR	884	83.680	73,972	
Net Sketched Area:		15,124	Total:	334,745	
Size Ad	884	Gross Area	15124	FinArea	2324

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID	161 23 0
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