



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1: COTONI ARTHUR R		
Owner 2: COTONI PENELOPE H		
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:		
Owner 2:		
Street 1:		
Twn/City:		
St/Prov:	Cntry:	
Postal:		

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 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	6.35	1.000	R2									508,000						508,000	
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	444,700		2.397	511,400	956,100
Total Card		444,700	2.397	511,400	956,100
Total Parcel		444,700	2.397	511,400	956,100
Source: Market Adj Cost		Total Value per SQ unit /Card: 288.68			/Parcel: 288.68

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
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
2012	101	FV	378,600	300	2.	308,400	687,300	687,300	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CORCORAN WILLIA	15838-440		10/19/1984		110000	No	No			

BUILDING PERMITS

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

Total AC/HA: 2.39655	Total SF/SM: 104393.72	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 2	Total: 511,360	Spl Credit	Total: 511,400
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EXTERIOR INFORMATION

Type:	18 - SPLIT ENTRY	
Sty Ht:	1 - 1	
(Liv) Units:	1	Total: 1
Foundation:	1 - CONCRETE	
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:	1985	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		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:	4 - CARPET	50%	
Bsmnt Flr:			
Bsmnt Gar:			
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

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:

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	13.6%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		13.6%

CALC SUMMARY

Basic \$ / SQ:	76.00
Size Adj.:	1.05487800
Const Adj.:	1.00999999
Adj \$ / SQ:	80.972
Other Features:	45159
Grade Factor:	1.26
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	514729
Depreciation:	70003
Depreciated Total:	444725

COMMENTS**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:	5	BR:	4	Bath:	2	HB					

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	4	1
Totals			
1	5	4	1

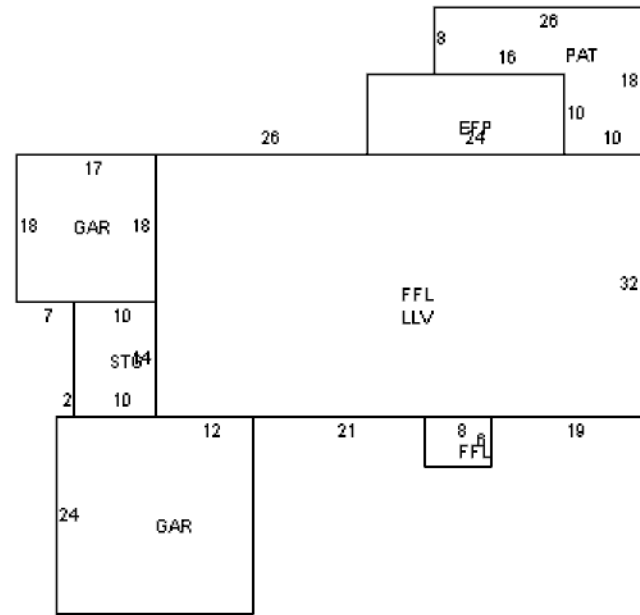
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val	701356.0327
Juris. Factor:		Val/Su Fin:	134.27		
Special Features:	0	Val/Su Net:	81.48		
Final Total:	444700	Val/Su SzAd:	225.97		

PARCEL ID

171 28 0

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,968	80.970	159,354	
LLV	LOWR LEVEL	1,920	83.000	159,354	
GAR	GARAGE	882	36.000	31,752	
PAT	PATIO	308	7.000	2,156	
EFP	ENCL PORCH	240	36.000	8,640	
STG	STORAGE	140	15.000	2,100	
Net Sketched Area:		5,458	Total:	363,356	
Size Ad	1968	Gross Area	5458	FinArea	3312

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	70	A	0

IMAGE*AssessPro* Patriot Properties, Inc