Town Of Lincoln

IN PROCESS APRAISAL SUMMARY

<table>
<thead>
<tr>
<th>Use Code</th>
<th>Building Value</th>
<th>Yard Items</th>
<th>Land Size</th>
<th>Land Value</th>
<th>Total Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>101</td>
<td>592,800</td>
<td>3.30</td>
<td>532,000</td>
<td>1,124,800</td>
<td></td>
</tr>
</tbody>
</table>

Legal Description

User Acct: 0
GID Ref: 0
GIS Ref: 0

PREVIOUS OWNER

Owner 1: PLESS BENJAMIN
Owner 2: MORSE WILLIAM H
Owner 3: CRISAFI, DAVID A

OWNERSHIP

Street 1: 112 CODMAN RD

SALES INFORMATION

<table>
<thead>
<tr>
<th>Grantor</th>
<th>Legal Ref</th>
<th>Type</th>
<th>Date</th>
<th>Sale Code</th>
<th>Sale Price</th>
<th>V</th>
<th>Tst</th>
<th>Verf</th>
<th>Assoc PCL Value</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>CRISAFI, DAVID A</td>
<td>72398-507</td>
<td>FV</td>
<td>3/29/2019</td>
<td>1381900</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>No</td>
</tr>
<tr>
<td>FRUMKIN PETER J</td>
<td>45974-247</td>
<td>FV</td>
<td>8/29/2005</td>
<td>1075000</td>
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<td>No</td>
</tr>
<tr>
<td>MORSE WILLIAM H</td>
<td>30116-407</td>
<td>FV</td>
<td>4/30/1999</td>
<td>570000</td>
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<td></td>
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<td>No</td>
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</tbody>
</table>

NARRATIVE DESCRIPTION

This Parcel contains 3.3 ACRES of land mainly classified as ONE FAM with a(n) CONVENT`NL Building Built about 1910, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 12 Rooms, and 5 Bdrms.

NAL-3671

SALE INFORMATION

<table>
<thead>
<tr>
<th>Transacted by</th>
<th>Date</th>
<th>Sale Code</th>
<th>Sale Price</th>
<th>V</th>
<th>Tst</th>
<th>Verf</th>
<th>Assoc PCL Value</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>CRISAFI, DAVID A</td>
<td>3/29/2019</td>
<td>1381900</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>No</td>
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</table>

PROPERTY FACTORS

Building Type: RESIDENTIAL

LAND SECTION (First 7 lines only)

<table>
<thead>
<tr>
<th>Use Code</th>
<th>Description</th>
<th>LUC Code</th>
<th>No of Units</th>
<th>Depth /PriceUnits</th>
<th>Unit Type</th>
<th>Land Type</th>
<th>LT Factor</th>
<th>Base Value</th>
<th>Unit Price</th>
<th>Adj</th>
<th>Neigh Influ</th>
<th>Neigh Mod</th>
<th>Infl 1</th>
<th>%</th>
<th>Infl 2</th>
<th>%</th>
<th>Infl 3</th>
<th>%</th>
<th>% Appraised</th>
<th>All Class</th>
<th>% Spec Land</th>
<th>J Code</th>
<th>Fact</th>
<th>Use Value</th>
<th>Notes</th>
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</thead>
<tbody>
<tr>
<td>101</td>
<td>ONE FAM</td>
<td>80000</td>
<td></td>
<td>80000</td>
<td>SQUARE F</td>
<td>PRIME SITE</td>
<td>0</td>
<td>6.35</td>
<td>1.000</td>
<td>R2</td>
<td>508,000</td>
<td>508,000</td>
<td>508,000</td>
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<td></td>
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<td></td>
</tr>
<tr>
<td>101</td>
<td>ONE FAM</td>
<td>0.633</td>
<td>ARES</td>
<td>EXCESS ACRE</td>
<td></td>
<td></td>
<td>0</td>
<td>30,000</td>
<td>1.000</td>
<td>R2</td>
<td>18,990</td>
<td>18,990</td>
<td>18,990</td>
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</tr>
<tr>
<td>101</td>
<td>ONE FAM</td>
<td>0.83</td>
<td>ARES</td>
<td>UNDEV</td>
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<td>0</td>
<td>30,000.200</td>
<td>0.200</td>
<td>R2</td>
<td>4,960</td>
<td>4,960</td>
<td>4,960</td>
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</tr>
</tbody>
</table>

Total AC/HA: 3.29955
Total SF/SM: 143728.41
Parcel LUC: 101

TOTAL ASSESSED: 1,124,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2020

2019
# RESIDENTIAL GRID

| Level | FY | LR | DR | DK | FR | RR | FB | HB | L | Q | O | P | T | W | E | S | N | C |
|-------|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
| 1st Res Grid | | | | | | | | | | | | | | | | | | | | |

## OTHER FEATURES

- **Kits:** 2 (Rating: VERY GOOD)
- **A Kits:** 1 (Rating: AVERAGE)
- **WL/Flue:** 1 (Rating: AVERAGE)

## DEPRECIATION

- **Phys Cond:** VG - Very Good
- **Grade Factor:**
- **Economic Factor:**
- **Functional Factor:**
- **Economic Factor:**
- **Functional Factor:**

## INTERIOR INFORMATION

- **Eff Yr Blt:** 1910
- **Location:**
- **Floor:** 1 - 1ST FLOOR
- **% Own:**
- **Name:**
- **Jurisdiction:**
- **Const Mod:**
- **Lump Sum Adj:**

## CONDO INFORMATION

- **Name:**
- **Total Units:**
- **Total Special Features:**
- **Total Yard Items:**

## CALC SUMMARY

- **Basic $ / SQ:** 87.00
- **Rate:**
- **Parcels ID:**
- **Typ:**
- **Date:**
- **Sale Price:**

## COMPARABLE SALES

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Area - SQ</th>
<th>Rate - AV</th>
<th>Undep Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>FFL</td>
<td>1ST FLOOR</td>
<td>2.577</td>
<td>77.420</td>
<td>199,501</td>
</tr>
<tr>
<td>BMT</td>
<td>BASEMENT</td>
<td>896</td>
<td>19.350</td>
<td>17,341</td>
</tr>
<tr>
<td>SFL</td>
<td>2ND FLOOR</td>
<td>896</td>
<td>77.420</td>
<td>69,365</td>
</tr>
<tr>
<td>APT</td>
<td>APT</td>
<td>652</td>
<td>77.420</td>
<td>50,475</td>
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<tr>
<td>GAR</td>
<td>GARAGE</td>
<td>576</td>
<td>36.000</td>
<td>20,736</td>
</tr>
<tr>
<td>HST</td>
<td>HALF STORY</td>
<td>448</td>
<td>77.420</td>
<td>34,682</td>
</tr>
<tr>
<td>OFF</td>
<td>OPEN PORCH</td>
<td>448</td>
<td>15.000</td>
<td>6,720</td>
</tr>
<tr>
<td>WDK</td>
<td>WOOD DECK</td>
<td>379</td>
<td>18.010</td>
<td>6,626</td>
</tr>
</tbody>
</table>

## SPEC FEATURES/YARD ITEMS

- **Alt %:**
- **Fact:**
- **Condo Information:**
- **Location:**
- **Floor:**
- **% Own:**
- **Name:**
- **Jurisdiction:**

## PARCEL ID

- **Total Special Features:**
- **Total Yard Items:**
- **Total:**

## IMAGE

[Image of the property]