



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 Infl	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
905	44,200		0.500	625,300	669,500
Total Card		44,200	0.500	625,300	669,500
Total Parcel		98,100	15.730	1,082,200	1,180,300
Source: Market Adj Cost		Total Value per SQ unit /Card: 973.54		/Parcel: 590.24	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	
08/06/13	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
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
2012	019	FV	86,000	0	15.73	879,000	965,000	965,000	Year End	1/26/2012

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 \_\_\_/\_\_\_/\_\_\_

USER DEFINED

Prior Id # 1:	83 2 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:	

PRINT

Date	Time
09/30/19	20:48:22

LAST REV

Date	Time
10/17/16	14:46:39

meadorse  
2109

**EXTERIOR INFORMATION**

Type:	5	-	CAPE
Sty Ht:	1H	-	1H
(Liv) Units:	1	Total:	2
Foundation:	3	-	BRK OR STN
Frame:	1	-	WOOD
Prime Wall:	1	-	WOOD SHING
Sec Wall:			%
Roof Struct:	1	-	GABLE
Roof Cover:	1	-	ASPHALT
Color:			
View / Desir:			

**GENERAL INFORMATION**

Grade:	C-	-	AVG. (-)
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact.:	
Const Mod:			
Lump Sum Adj:			

**INTERIOR INFORMATION**

Avg Ht/FL:	STD			
Prim Int Wal	2	-	PLASTER	
Sec Int Wall:	1	-	DRYWALL	25%
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:	3	-	FORCED H/W	
# Heat Sys:	1			
% Heated:	100	% AC:	0	
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:	
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**BATH FEATURES**

Full Bath	1	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:		Rating:	
WSFlue:	1	Rating:	AVERAGE

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	AV	-	Average	34.	%
Functional:					%
Economic:					%
Special:	OT	-	OTHER	50.	%
Override:					%
Total:				67.	%

**CALC SUMMARY**

Basic \$ / SQ:	82.00
Size Adj.:	1.88421547
Const Adj.:	0.99989998
Adj \$ / SQ:	154.490
Other Features:	25500
Grade Factor:	0.88
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	133913
Depreciation:	89722
Depreciated Total:	44191

**COMMENTS**

hse/cottage affordable/rented otherwise TAX EXEMPT built into embankment CODMAN HOUSE.

**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:	3	BR:	2	Bath:	1	HB						

**REMODELING**

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

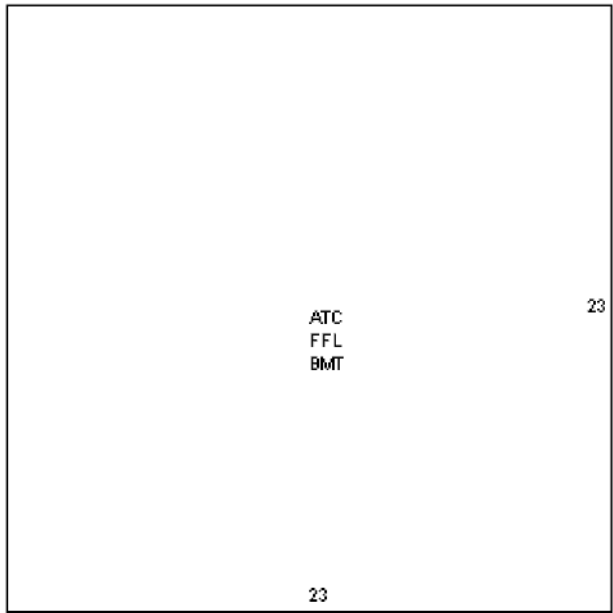
**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	3	2	
Totals			
1	3	2	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	252876.8382
Juris. Factor:		Val/Su Fin:	64.24		
Special Features:	0	Val/Su Net:	36.32		
Final Total:	44200	Val/Su SzAd:	83.55		

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	529	38.620	20,431	
FFL	1ST FLOOR	529	154.490	81,725	
ATC	ATTIC	159	154.490	24,518	
Net Sketched Area:		1,217	Total:	126,674	
Size Ad	529	Gross Area	1587	FinArea	688

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**

*AssessPro* Patriot Properties, Inc

