This Parcel contains 15.73 ACRES of land mainly classified as CHARITY with a(n) CONVENT`NL Building Built about 1897, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 3 Rooms, and 2 Bdrms.

### PROPERTY LOCATION

- **No:** 161
- **All No:** 22
- **Lot:** 0
- **Sublot:** 0
- **Map:** 2 of 2
- **Building:** RESIDENTIAL
- **Unit:** 905
- **Town Of Lincoln:**

### IN PROCESS APPRAISAL 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>905</td>
<td>53,900</td>
<td>15.23</td>
<td>456,900</td>
<td>510,800</td>
<td></td>
</tr>
</tbody>
</table>

### LEGAL DESCRIPTION

- **User Acct:** 0
- **GIS Ref:**

### OWNER

- **Owner 1:** SOC FOR PRES OF NE ANTIQUITIES
- **Owner 2:**
- **Owner 3:**

### Street:

- **Street 1:** 141 CAMBRIDGE ST
- **Street 2:**

### TWN/CTY:

- **TWN/CITY:** BOSTON

### St/Prov:

- **St/Prov:** MA
- **Cntry:**

### Postal:

- **Postal:** 02114-2711
- **Type:**

### PREVIOUS ASSESSMENT

<table>
<thead>
<tr>
<th>Tax Yr</th>
<th>Use Code</th>
<th>Bldg Value</th>
<th>Yrd Items</th>
<th>Land Size</th>
<th>Land Value</th>
<th>Total Value</th>
<th>Asses'd Value</th>
<th>Notes</th>
<th>Date</th>
</tr>
</thead>
</table>

### SALES INFORMATION

- **Grantor:**
- **Legal Ref:**
- **Type:**

### TAX DISTRICT

### PAT ACCT.

<table>
<thead>
<tr>
<th>Tax Dist</th>
<th>Last Visit</th>
<th>Sale Code</th>
<th>Sale Price</th>
<th>V</th>
<th>Tst</th>
<th>Verif</th>
<th>Assoc PCL Value</th>
<th>Notes</th>
</tr>
</thead>
</table>

### ACTIVITY INFORMATION

- **Date:** 8/6/2013
- **Result:** MEAS/EXT INS
- **By:** 25
- **Name:** ERSKINE

### BUILDING PERMITS

- **Date:** 10/18/2013
- **Number:** 5578
- **Descrip:** TEMPORAR
- **Amount:** C
- **C/O:** Last Visit
- **Fed Code:** F. Descrip
- **Comment:** tent 10/25-10/27

### LAND SECTIONS

<table>
<thead>
<tr>
<th>Use Code</th>
<th>Description</th>
<th>LUC Fact</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 Value</th>
<th>All Class</th>
<th>%</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>905</td>
<td>CHARITY</td>
<td>15.23</td>
<td>ACRES</td>
<td>0</td>
<td>30,000</td>
<td>1.000 R5</td>
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<td></td>
</tr>
</tbody>
</table>

### TOTAL ASSESSED: 1,180,300

**Disclaimer:** This Information is believed to be correct but is subject to change and is not warranted. Database: FY2020
HSE/COTTAGE RENTED REST TAX EXEMPT
BUILT INTO BANK CODMAN ESTATE STABLE.

RESIDENTIAL GRID
1st Res Grid | Desc. | Line 1 | # Units
Level | FY | LR | DR | D | F | K | FR | RR | FB | HB | L | O

Other Features
Kits: 1 | Rating: AVERAGE
A Kits: Rating: AVERAGE
Frpl: Rating: W
WSFlue: Rating: AVERAGE

CONDO INFORMATION
Location:
Total Units:
Floor: 1 - 1ST FLOOR

EXTERIOR INFORMATION
Type: 22 - CONVNT NL
Sty Ht: 2 - 2
(Liv) Units: 1 | Total: 2
Foundation: 3 - BRK OR STN
Frame: 1 - WOOD
Prime Wall: 2 - CLAPBOARD
Sec Wall: %
Roof Struct: 2 - HIP
Roof Cover: 1 - ASPHALT
Color: 
View / Desir: 

INTERIOR INFORMATION
Grade: C - AVG. (-)
Year Blt: 1897 | Eff Yr Blt: Eff Yr Blt: Alt LUC: Alt %:
Jurisdiction: Const Mod:
Name:
Lump Sum Adj:

DEPRECIATION
Avg Hit/FL: STD
Prim Int Wal: 1 - DRYWALL
Sec Int Wal: %
Partition: 1 - TYPICAL
Sec Floors: %
Prim Floors: 3 - HARDWOOD
Sec Floors: 2 - SOFTWOOD 50%
Bsmnt Flr:

CALC SUMMARY
Basic $ / SQ: 87.00
Size Adj.: 1.20731711
Const Adj: 0.98690400
Adj $ / SQ: 103.945

INTERIOR INFORMATION
Eff Yr Blt: Eff Yr Blt: Alt LUC: Alt %:
Grade: Jurisdiction:
% Sprinkled

COMPARABLE SALES
Rate | Parcel ID | Typ | Date | Sale Price
W/Av$/SQ: AvRate: Ind. Val:
Juris. Factor:
Val/Su Fin: 41.08

SUB AREA DETAIL
Sub Area | % Usbl | Desc | % Type | Qu | # Ten
SFL | 2ND FLOOR | 768 | 103.940 | 79,829
FSL | 1ST FLOOR | 544 | 103.940 | 56,546
GAR | GARAGE | 544 | 36.000 | 19,584
CNP | CANOPY | 192 | 22.000 | 4,224

SPECIAL 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 | JCode | JFact | Juris. Value
More: N

PARCEL ID
161 22 0

TOTAL YARD ITEMS: Total Special Features: Total: