

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MASSACHUSETTS AUDUBON SOCIETY
Owner 2:	
Owner 3:	
Street 1:	208 SOUTH GREAT 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 37. ACRES of land mainly classified as CHARITY with a(n) OFFICE Building Built about 1912, Having Primarily BRICK Exterior and SLATE Roof Cover, with 0 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z				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
905	CHARITY		0		NO UNITS	NOLAND		0	0.	0.000	R4																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
905	239,400		0.000		239,400		0
							GIS Ref
							GIS Ref
							Insp Date
Total Card 239,400 0.000 239,400						Entered Lot Size	
Total Parcel 5,957,000 99,800 37.000 1,694,900 7,751,700						Total Land:	
Source: Market Adj Cost Total Value per SQ unit /Card: 89.26 /Parcel: 330.11						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	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	103 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
10/22/20	14:33:45

LAST REV

Date	Time
06/12/03	12:46:20

apro	117
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EXTERIOR INFORMATION

Type:	71 - OFFICE
Sty Ht:	1 - 1
(Liv) Units:	0 Total: 2
Foundation:	6 - SLAB
Frame:	1 - WOOD
Prime Wall:	7 - BRICK
Sec Wall:	%
Roof Struct:	2 - HIP
Roof Cover:	2 - SLATE
Color:	
View / Desir:	

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

COMMENTS

MAIN HALL .

GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact.:	
Const Mod:			
Lump Sum Adj:			

OTHER FEATURES

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

CONDO INFORMATION

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

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	8 - PLYWD PANL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	4 - CARPET
Sec Floors:	%
Bsmnt Flr:	
Bsmnt Gar:	

DEPRECIATION

Phys Cond:	AV - Average	36.%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		36.%

RESIDENTIAL GRID

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

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

CALC SUMMARY

Basic \$ / SQ:	72.00
Size Adj.:	1.09828484
Const Adj.:	1.02627563
Adj \$ / SQ:	81.154
Other Features:	23000
Grade Factor:	1.40
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	374002
Depreciation:	134641
Depreciated Total:	239362

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

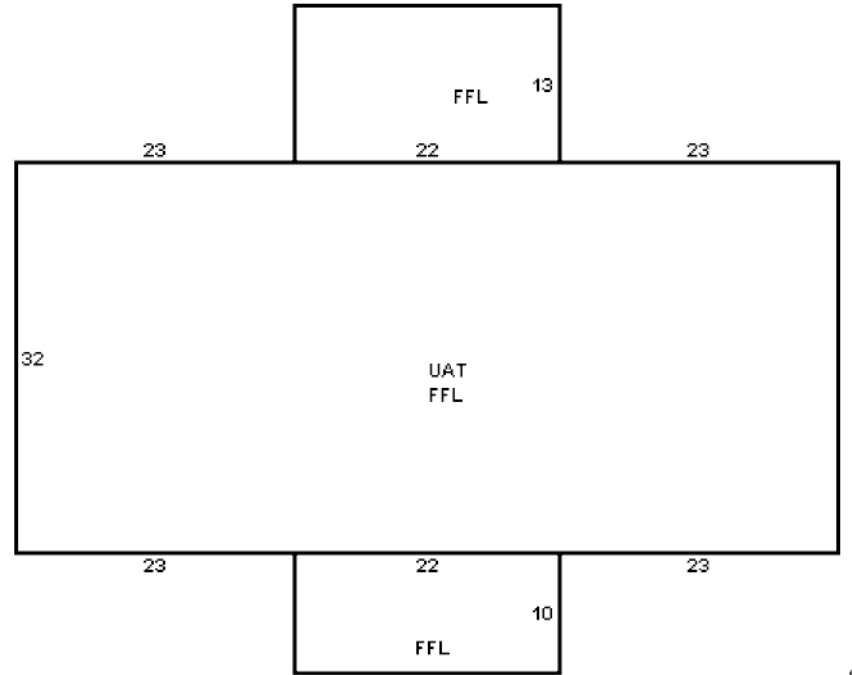
WtAv\$/SQ: AvRate: Ind.Val

Juris. Factor: Val/Su Fin: 89.26

Special Features: 0 Val/Su Net: 79.59

Final Total: 239400 Val/Su SzAd 89.26

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,682	81.150	217,656	
UAT	UNF ATTIC	326	81.150	26,489	
Net Sketched Area:		3,008	Total:	244,145	
Size Ad	2682	Gross Area	4858	FinArea	2682

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

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

PARCEL ID 172 11 0

IMAGE

AssessPro Patriot Properties, Inc