



PROPERTY LOCATION

No	Alt No	Direction/Street/City
99		CODMAN RD, LINCOLN
Unit #:		
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:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
905	289,300		0.000		289,300
Total Card 289,300 0.000 289,300					
Total Parcel 5,740,900 99,800 37.000 1,739,700 7,580,400					
Source: Market Adj Cost		Total Value per SQ unit /Card: 120.64		/Parcel: 322.82	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

Parcel ID 172 11 0

PRINT

Date	Time
09/30/21	16:45:02

LAST REV

Date	Time
05/18/12	15:20:21

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:	

NARRATIVE DESCRIPTION

This Parcel contains 37. ACRES of land mainly classified as CHARITY with a(n) COLONIAL Building Built about 1700, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

TAX DISTRICT

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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

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																

Total AC/HA: 0.00000	Total SF/SM: 0.00	Parcel LUC: 905	CHARITY	Prime NB Desc	RES CAT 4	Total:	Spl Credit	Total:
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EXTERIOR INFORMATION

Table with exterior details: Type: 6 - COLONIAL, 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: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir:

GENERAL INFORMATION

Table with general info: Grade: B- - GOOD (-), Year Blt: 1700, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdict: , Fact: , Const Mod: , Lump Sum Adj:

INTERIOR INFORMATION

Table with interior details: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: %, Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors: %, 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

Main table for spec features with columns: 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. Includes a summary row at the bottom for More: N, Total Yard Items, Total Special Features, Total.

BATH FEATURES

Table with bath details: Full Bath: 1, Rating: AVERAGE, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: 1, Rating: AVERAGE, A HBth: , Rating: , OthrFix: 1, Rating: AVERAGE

OTHER FEATURES

Table with other features: Kits: 1, Rating: GOOD, A Kits: , Rating: , Frpl: 1, Rating: AVERAGE, WSFlue: , Rating:

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name:

DEPRECIATION

Table with depreciation: Phys Cond: GD - Good, 26.%, Functional: %, Economic: %, Special: %, Override: , Total: 26%

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 103.00, Size Adj.: 1.00020850, Const Adj.: 1.00979996, Adj \$ / SQ: 104.031, Other Features: 46750, Grade Factor: 1.20, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 390930, Depreciation: 101642, Depreciated Total: 289288

COMMENTS

Table for comments with text: MAIN HALL .

RESIDENTIAL GRID

Table for residential grid with columns: 1st Res Grid, Desc, Line 1, # Units, Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O. Includes a Totals row: Totals, RMs: 8, BRs: 4, Baths: 1, HB 1

REMODELING

Table for remodeling: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

RES BREAKDOWN

Table for res breakdown with columns: No Unit, RMS, BRS, FL. Totals row: 1, 8, 4, 4

COMPARABLE SALES

Table for comparable sales with columns: Rate, Parcel ID, Typ, Date, Sale Price. Summary row: WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Before Depr: 124.84, Special Features: 0, Val/Su Net: 80.90, Final Total: 289300, Val/Su SzAd: 120.64

SKETCH



SUB AREA

Table for sub area with columns: Code, Description, Area - SQ, Rate - AV, Undepr Value. Net Sketched Area: 3,576, Total: 279,025, Size Ad: 2398, Gross Area: 3576, FinArea: 2398

SUB AREA DETAIL

Table for sub area detail with columns: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

IMAGE

PARCEL ID 172 11 0