



PROPERTY LOCATION

No	Alt No	Direction/Street/City
86		CODMAN RD, LINCOLN
OWNERSHIP		
Unit #:		
Owner 1: ADAMS RAMELLE F		
Owner 2:		
Owner 3:		
Street 1: 86 CODMAN RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-4200	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	295,700	500	1.000	546,300	842,500
Total Card 295,700 500 1.000 546,300 842,500					
Total Parcel 295,700 500 1.000 546,300 842,500					
Source: Market Adj Cost		Total Value per SQ unit /Card: 318.41		/Parcel: 318.41	

Legal Description
Entered Lot Size
Total Land:
Land Unit Type:

User Acct
0
GIS Ref
GIS Ref
Insp Date
01/10/11

PREVIOUS OWNER

Owner 1:	HAVILAND MAX A -
Owner 2:	HAVILAND MAUREEN S -
Street 1:	86 CODMAN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773-4200

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	276,600	500	1.	483,500	760,600	760,600	Year End Roll	10/15/2020
2020	101	FV	260,200	500	1.	483,500	744,200	744,200	Year End Roll	9/26/2019
2019	101	FV	264,300	500	1.	468,300	733,100	733,100	Create Final value 2019	6/4/2019
2018	101	FV	264,300	500	1.	468,300	733,100	733,100	Year End Roll	9/28/2017
2017	101	FV	254,100	500	1.	442,000	696,600	696,600	Year End Roll	9/29/2016
2016	101	FV	250,000	500	1.	428,900	679,400	679,400	Year End Roll	1/14/2016
2015	101	FV	241,800	500	1.	397,100	639,400	639,400	Year End	10/2/2014
2014	101	FV	239,800	500	1.	355,700	596,000	596,000	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
HAVILAND MAX A,	43394-524		7/29/2004		795,300	No	No	
LEMIRE ROBERT A	29095-442		9/10/1998		535,000	No	No	
LEMIRE ROBERT/V	20979-213		1/28/1991	FAMILY		No	No	

NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1900, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/20/2018	7286	ROOF	20,000	C				Strip & re-roof ex
2/2/2001	2160	RENOVATI	10,000	C	6/8/2001			kitchen & 1/2 bath
9/25/1996	1051-96	MANUAL	10,000	C	6/3/1997			REDO BA

ACTIVITY INFORMATION

Date	Result	By	Name
1/10/2011	MEAS/EXT INS	25	D ERSKINE
4/28/2005	MEAS/EXT INS	600	
6/8/2001	MEAS+INSPECT	613	
4/8/1999	MEAS+INSPECT	600	
6/3/1997	MEAS+INSPECT	602	
1/19/1996	MEAS+INSPECT	606	
7/11/1987	INSPECTED	601	

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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		43560		SQUARE FE	PRIME SITE		0	7.91	1.586	R3									546,328						546,300	

Total AC/HA:	1.00000	Total SF/SM:	43560.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	546,328	Spl Credit	Total:	546,300
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EXTERIOR INFORMATION

Type:	22 - CONVENT'NL
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	%
Roof Struct:	3 - GAMBREL
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:	%		
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:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	100
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
2	SHED/FR	D	Y	1	10x12	A	AV	1968	15.00	T	70	101			500			500

BATH FEATURES

Full Bath:	2	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	GOOD
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	34%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		34%

CALC SUMMARY

Basic \$ / SQ:	107.00
Size Adj.:	0.97675735
Const Adj.:	1.00979996
Adj \$ / SQ:	105.537
Other Features:	82926
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	448050
Depreciation:	152337
Depreciated Total:	295713

COMMENTS

3 FURNACES 2 F/P OPENINGS

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	9	BR	4	Bath	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	2001
Heating:	
General:	

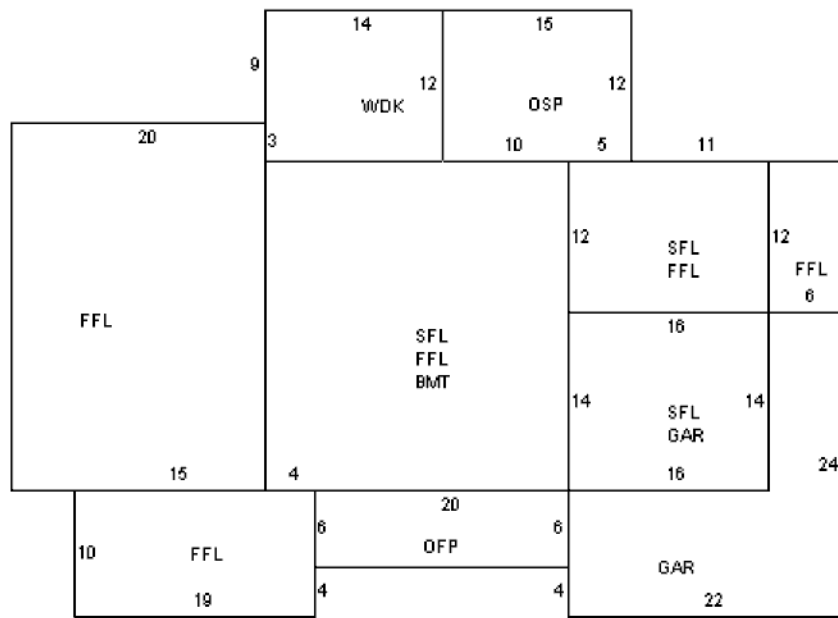
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	2
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	785529.3203
Juris. Factor:		Before Depr:	116.09	
Special Features:	0	Val/Su Net:	69.32	
Final Total:	295700	Val/Su SzAd	111.75	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,658	105.540	174,981	
SFL	2ND FLOOR	988	105.540	104,271	
BMT	BASEMENT	624	26.380	16,464	
GAR	GARAGE	528	36.000	19,008	
OSP	SCRN PORCH	180	22.500	4,050	
WDK	WOOD DECK	168	22.730	3,819	
OFF	OPEN PORCH	120	15.000	1,800	
Net Sketched Area:		4,266	Total:	324,393	
Size Ad	2645.9999	Gross Area	4318	FinArea	2646

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

