



PROPERTY LOCATION

No	Alt No	Direction/Street/City
112		CODMAN RD, LINCOLN
Unit #:		
Owner 1: PLESS TR BENJAMIN		
Owner 2: BENJAMIN PLESS LIVING TRUST		
Owner 3:		
Street 1: 112 CODMAN RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-4202	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	795,400		3.300	604,000	1,399,400	Z125
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 306.01						/Parcel: 306.01

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

OWNERSHIP

Owner 1: PLESS TR BENJAMIN
Owner 2: BENJAMIN PLESS LIVING TRUST
Owner 3:
Street 1: 112 CODMAN RD
Street 2:
Twn/City: LINCOLN
St/Prov: MA
Postal: 01773-4202

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	727,400	0	3.3	524,000	1,251,400	1,251,400	Year End Roll	10/15/2020
2020	101	FV	592,800	0	3.3	532,000	1,124,800	1,124,800	Year End Roll	9/26/2019
2019	101	FV	589,800	0	3.3	515,200	1,105,000	1,105,000	Create Final value 2019	6/4/2019
2018	101	FV	589,800	0	3.3	515,200	1,105,000	1,105,000	Year End Roll	9/28/2017
2017	101	FV	565,500	0	3.3	500,800	1,066,300	1,066,300	Year End Roll	9/29/2016
2016	101	FV	547,700	0	3.3	500,800	1,048,500	1,048,500	Year End Roll	1/14/2016
2015	101	FV	528,600	0	3.3	428,000	956,600	956,600	Year End	10/2/2014
2014	101	FV	523,800	0	3.3	386,400	910,200	910,200	Year End Roll	1/23/2014

PREVIOUS OWNER

Owner 1: PLESS - BENJAMIN
Owner 2: -
Street 1: 112 CODMAN RD
Twn/City: LINCOLN
St/Prov: MA
Postal: 01773-4202

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PLESS,BENJAMIN	75298-255		8/4/2020	CONVENIENC		1	No	No		
CRISAFI,DAVID A	72398-507		3/29/2019		1,381,900		No	No		
FRUMKIN PETER J	45974-247		8/29/2005		1,075,000		No	No		
MORSE WILLIAM H	30116-407		4/30/1999	CHD>SALE	570,000		No	No		
	10564-91		6/19/1964		32,500		No	No		

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

This Parcel contains 3.3 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1910, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 12 Rooms, and 5 Bdrms.							
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
3/23/2021	R-21-0049	FENCE	25,000	C				Install a fence al
5/19/2020	R-20-0079	ROOF	6,000	C				Strip & re-roof 5
10/4/2019	R-19-0167	RENO-ADD	40,000	C				Construct 22'x11'
6/25/2019	R-19-0079	WINDOWS	17,000	C				Replace 1 window a
9/19/2016	6558	ROOF	25,500	C				Strip & re-roof dw
5/7/2001	2219	ADDITION	55,000	C	5/25/2002			kitchen
9/19/2000	2076	MANUAL	12,000	C				new doors, windows

ACTIVITY INFORMATION

Date	Result	By	Name
1/10/2011	MEAS/EXT INS	25	D ERSKINE
11/19/2005	MEAS+INSPCTD	615	
5/25/2002	MEAS/EXT INS	613	
3/7/2000	MEAS+INSPCTD	600	
12/5/1995	MEAS+INSPCTD	607	
9/1/1991	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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	7.25	1.000	R2									580,000						580,000	
101	ONE FAM		0.633		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									18,990						19,000	
101	ONE FAM		0.83		ACRES	UNDEV	0.2	0	30,000.	0.200	R2									4,980						5,000	Wetland

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 3.29955	Total SF/SM: 143728.41	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	603,970	Spl Credit	Total:	604,000
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EXTERIOR INFORMATION

Type:	22 - CONVENT'NL
Sty Ht:	2H - 2H
(Liv) Units:	1 Total: 1
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	2 - CLAPBOAR 50%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	B+ - GOOD (+)
Year Blt:	1910
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:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100 % AC: 0
Solar HW:	NO Central Vac: NO
% Com Wal:	0 % Sprinkled 0

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:	2	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:	VG - Very Good	17%
Functional:		
Economic:		
Special:		
Override:		
Total:		17%

CALC SUMMARY

Basic \$ / SQ:	107.00
Size Adj.:	0.88120490
Const Adj.:	1.00979996
Adj \$ / SQ:	95.213
Other Features:	104500
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	958347
Depreciation:	162919
Depreciated Total:	795428

COMMENTS

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 s:	12	BR s:	5	Bath s:	2	HB	1				

REMODELING

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

RES BREAKDOWN

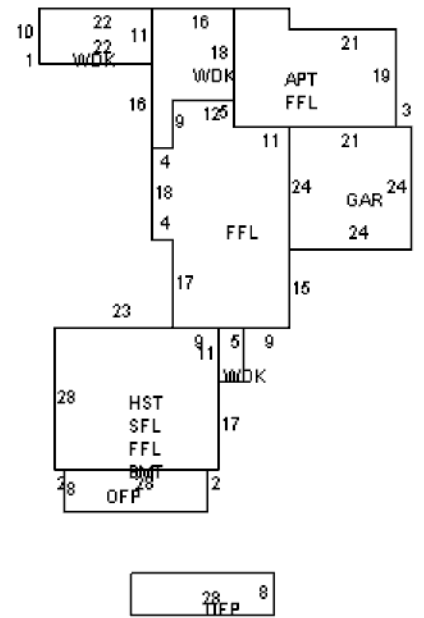
No Unit	RMS	BRS	FL
1	12	5	1
Totals			
1	12	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val	675500.0000
Juris. Factor:	Before depr:	152.34	
Special Features:	0	Val/Su Net:	111.81
Final Total:	795400	Val/Su SzAd	173.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,577	95.210	245,364
BMT	BASEMENT	896	23.800	21,328
SFL	2ND FLOOR	896	95.210	85,311
APT	APT	652	95.210	62,079
WDK	WOOD DECK	621	16.540	10,274
GAR	GARAGE	576	36.000	20,736
HST	HALF STORY	448	95.210	42,655
OPF	OPEN PORCH	448	15.000	6,720
Net Sketched Area:		7,114	Total:	494,467
Size Ad	4573	Gross Area	7562	FinArea 4573

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	

IMAGE



More: Total Yard Items: Total Special Features: Total: