



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SOO JONATHAN C
Owner 2:	SOO KARA-LYNN A
Owner 3:	
Street 1:	72 CODMAN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	REICH CHRISTIAN GEORG -
Owner 2:	ZAMIRI PARISA -
Street 1:	72 CODMAN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.63 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1950, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		7	1002.79688	SQUARE FE	PRIME SITE		0	7.91	1.089	R3									611,450						611,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	431,000		1.630	611,400	1,042,400
Total Card	431,000		1.630	611,400	1,042,400
Total Parcel	431,000		1.630	611,400	1,042,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		303.54	/Parcel: 303.54

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

GIS Ref
GIS Ref
Insp Date
05/03/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	426,500	0	1.63	541,100	967,600	967,600	Year End Roll	10/15/2020
2020	101	FV	423,300	0	1.63	541,100	964,400	964,400	Year End Roll	9/26/2019
2019	101	FV	400,600	0	1.63	524,100	924,700	924,700	Create Final value 2019	6/4/2019
2018	101	FV	400,600	0	1.63	524,100	924,700	924,700	Year End Roll	9/28/2017
2017	101	FV	397,000	0	1.63	494,700	891,700	891,700	Year End Roll	9/29/2016
2016	101	FV	390,400	0	1.63	480,000	870,400	870,400	Year End Roll	1/14/2016
2015	101	FV	387,100	0	1.63	444,500	831,600	831,600	Year End	10/2/2014
2014	101	FV	364,000	0	1.63	398,100	762,100	762,100	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
REICH CHRISTIAN	52093-271		1/16/2009		820,000	No	No			
CARROLL SCHOOL,	34837-446		2/15/2002		690,000	No	No			
NISBET IAN/SHIR	23273-135		6/7/1993	INVOLV CHARI	449,000	No	No			NEEDED QUICKLY

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/22/2016	6537	MANUAL	1,335	C				Insulate the attic
8/24/2005	3260	RENO-ADD	98,500	C	6/26/2006			second floor;C.O.O
6/21/2005	3211	RENOVATI	7,000	C	6/26/2006			kitchen, bath & ma
7/19/2001	2297	MANUAL		C	5/25/2002			repair deck, repla
7/29/1999	1747	RENOVATI	5,000	C	6/26/2000			bathroom 6/26/00

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2017	MEAS/EXT INS	4	JG
10/30/2007	MEAS+INSPCTD	100	
6/8/2007	MEAS/EXT INS	100	
6/26/2006	MEAS/EXT INS	615	
12/16/2003	MEAS/EXT INS	615	
5/25/2002	MEAS/EXT INS	613	
6/26/2000	MEAS+INSPCTD	611	
1/16/1996	MEAS+INSPCTD	606	
6/16/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	6	- COLONIAL
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	2	- CONC BLOCK
Frame:	1	- WOOD
Prime Wall:	1	- WOOD SHING
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	B-	- GOOD (-)
Year Blt:	1950	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		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:	4	- CARPET 50%
Bsmnt Flr:		
Bsmnt Gar:		
Electric:	3	- TYPICAL
Insulation:	2	- TYPICAL
Int vs Ext:		
Heat Fuel:	2	- GAS
Heat Type:	1	- FORCED H/A
# Heat Sys:	1	
% Heated:	100	% AC: 100
Solar HW:	Yes	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

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	23%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		23.8%

CALC SUMMARY

Basic \$ / SQ:	103.00
Size Adj.:	0.94261634
Const Adj.:	0.99989998
Adj \$ / SQ:	97.080
Other Features:	101702
Grade Factor:	1.20
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	565636
Depreciation:	134621
Depreciated Total:	431014

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												
RMs:	10	BRs:	4	Baths:	4	HB	1					

REMODELING

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

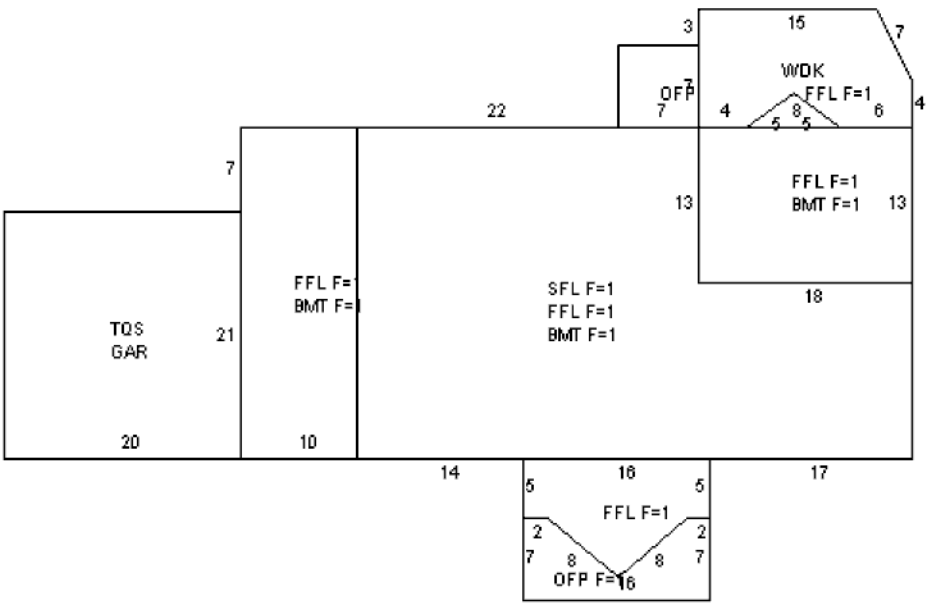
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	1
Totals			
1	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

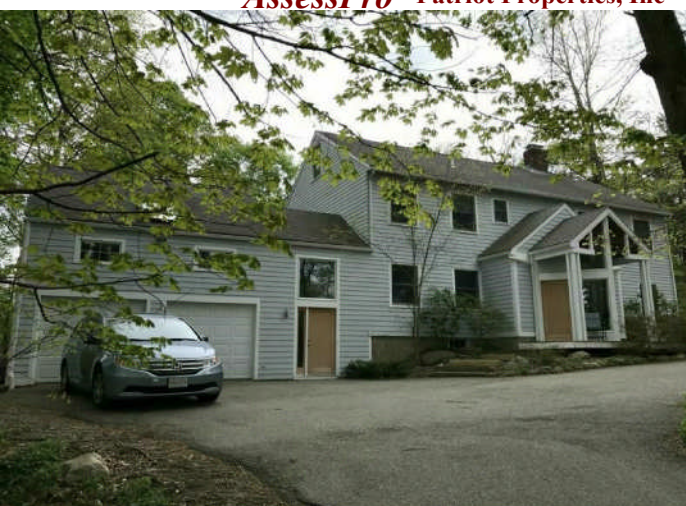
WtAv\$/SQ:		AvRate:		Ind.Val:	371100.0000
Juris. Factor:		Before Depr:			116.50
Special Features:	0	Val/Su Net:			79.51
Final Total:	431000	Val/Su SzAd:			138.36

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,718	97.080	166,783	
BMT	BASEMENT	1,596	29.120	46,482	
SFL	2ND FLOOR	1,082	97.080	105,040	
GAR	GARAGE	420	36.000	15,120	
TQS	3/4 STORY	315	97.080	30,580	
WDK	WOOD DECK	159	23.210	3,691	
OFF	OPEN PORCH	131	15.000	1,965	
	Net Sketched Area:	5,421	Total:	369,661	
Size Ad	3115	Gross Area	5526	FinArea	3434

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	0

IMAGE**AssessPro** Patriot Properties, Inc