



**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	892,100		3.300	664,000	1,556,100	Z125
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 340.28						/Parcel: 340.28

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
2022	101	FV	795,400	0	3.3	604,000	1,399,400	1,399,400	Year End Roll	10/19/2021
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

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

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.

**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

**BUILDING PERMITS**

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

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
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 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	8.	1.000	R2									640,000						640,000	
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: 663,970	Spl Credit	Total: 664,000
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