



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
38		CODMAN RD, LINCOLN
<b>OWNERSHIP</b>		
Unit #:		
Owner 1: SOC FOR PRES OF NE ANTIQUITIES		
Owner 2:		
Owner 3:		
Street 1: 141 CAMBRIDGE ST		
Street 2:		
Twn/City: BOSTON		
St/Prov:	MA	Cntry: Own Occ: N
Postal:	02114-2711	Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
905	62,100		0.500	656,600	718,700
<b>Total Card</b> 62,100 0.500 656,600 718,700					
<b>Total Parcel</b> 132,200 15.730 1,113,500 1,245,700					
Source: Market Adj Cost		Total Value per SQ unit /Card: 1,045.08		/Parcel: 622.94	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date: 08/06/13	

**PREVIOUS OWNER**

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

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	905	FV	116,600	0	15.73	1,057,200	1,173,800	1,173,800	Year End Roll	10/19/2021
2021	905	FV	107,600	0	15.73	1,082,200	1,189,800	1,189,800	Year End Roll	10/15/2020
2020	905	FV	98,100	0	15.73	1,082,200	1,180,300	1,180,300	Year End Roll	9/26/2019
2019	905	FV	97,600	0	15.73	1,079,700	1,177,300	1,177,300	Create Final value 2019	6/4/2019
2018	905	FV	97,600	0	15.73	1,079,700	1,177,300	1,177,300	Year End Roll	9/28/2017
2017	905	FV	94,500	0	15.73	1,079,700	1,174,200	1,174,200	Year End Roll	9/29/2016
2016	905	FV	93,500	0	15.73	1,039,100	1,132,600	1,132,600	Year End Roll	1/14/2016
2015	905	FV	90,000	0	15.73	995,900	1,085,900	1,085,900	Year End	10/2/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
CODMAN FAMILY	11774-413		12/4/1969			No	No	

**NARRATIVE DESCRIPTION**

This Parcel contains 15.73 ACRES of land mainly classified as CHARITY with a(n) CAPE Building Built about 1900, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 3 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	LC	Historic Dst		U	A	SEPTIC
o	R1	Residential	100	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
7/25/2013	5489	TEMPORAR		C				tent 8/11 to 8/12
7/10/2013	5468	TEMPORAR		C				tent 8/23 to 8/25
7/3/2013	5461	TEMPORAR		C				tent 7/19 to 7/22
5/24/2013	5427	TEMPORAR		C				tent 6/27 to 7/1
5/24/2013	5426	TEMPORAR		C				tent 6/21 to 6/23
5/2/2013	5395	TEMPORAR		C				tent 5/31 to 6/3
5/2/2013	5394	TEMPORAR		C				tent 5/24 to 5/27
4/8/2013	5368	TEMPORAR		C				tent 10/5 to 10/7
4/8/2013	5367	TEMPORAR		C				tent 9/20 to 9/23
4/8/2013	5366	TEMPORAR		C				tent 8/30 to 9/6

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/6/2013	MEAS/EXT INS	25	D ERSKINE
6/2/2007	MEAS/EXT INS	616	D MANZELLO
1/27/1996	MEAS+INSPCTD	606	

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		21780		SQUARE FE	PRIME SITE		0	10.5	2.871	R5									656,607						656,600	

Total AC/HA:	0.50000	Total SF/SM:	21780.00	Parcel LUC:	905 CHARITY	Prime NB Desc:	RES CAT 5	Total:	656,607	SpI Credit:		Total:	656,600
--------------	---------	--------------	----------	-------------	-------------	----------------	-----------	--------	---------	-------------	--	--------	---------

**EXTERIOR INFORMATION**

Type:	5	- CAPE
Sty Ht:	1H	- 1H
(Liv) Units:	1	Total: 2
Foundation:	3	- BRK OR STN
Frame:	1	- WOOD
Prime Wall:	1	- WOOD SHING
Sec Wall:		%
Roof Struct:	1	- GABLE
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:	1	- DRYWALL	25%
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:	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	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	2	- PLASTER	
Sec Int Wall:	1	- DRYWALL	25%
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:	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**

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

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

**BATH FEATURES**

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

**OTHER FEATURES**

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

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	AV	- Average	35.	%
Functional:				%
Economic:				%
Special:	OT	- OTHER	50.	%
Override:				%
Total:			67.5	%

**CALC SUMMARY**

Basic \$ / SQ:	124.00
Size Adj.:	1.88421547
Const Adj.:	0.99989998
Adj \$ / SQ:	233.619
Other Features:	25500
Grade Factor:	0.88
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	191009
Depreciation:	128931
Depreciated Total:	62078

**COMMENTS**

hse/cottage affordable/rented otherwise TAX EXEMPT built into embankment CODMAN HOUSE.

**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:	3	BR	s:	2	Bath	s:	1	HB	

**REMODELING**

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

**RES BREAKDOWN**

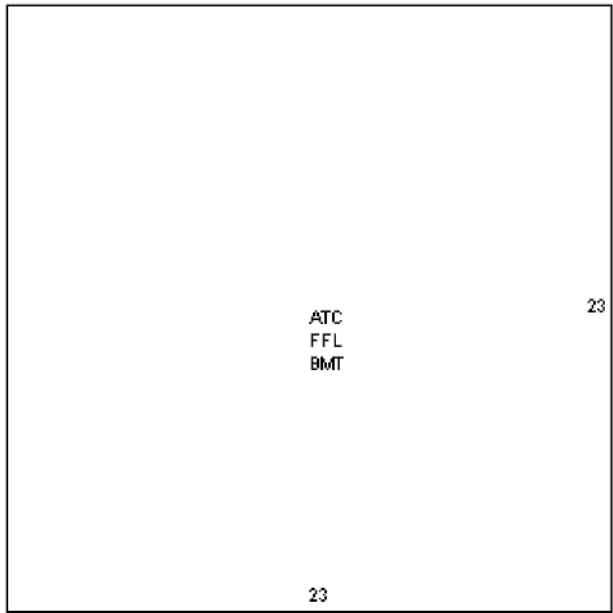
No Unit	RMS	BRS	FL
1	3	2	
Totals			
1	3	2	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	252876.8382
Juris. Factor:		Before Depr:		205.59
Special Features:	0	Val/Su Net:		51.03
Final Total:	62100	Val/Su SzAd		117.39

**PARCEL ID** 161 22 0

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	529	58.400	30,896	
FFL	1ST FLOOR	529	233.620	123,585	
ATC	ATTIC	159	233.620	37,075	
Net Sketched Area:		1,217	Total:	191,556	
Size Ad	529	Gross Area	1587	FinArea	688

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**

AssessPro Patriot Properties, Inc

