



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ELLIOTT MELODY
Owner 2:	
Owner 3:	
Street 1:	140 LINCOLN ROAD APT 311
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.14 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1953, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 2 HalfBaths, 0 3/4 Baths, 6 Rooms, and 2 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 Infru	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	8.5	1.000	R2									680,000						680,000	
101	ONE FAM		0.303		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									9,090						9,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	109,900		2.140	689,100	799,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 286.00						/Parcel: 286.00	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	101,100	0	2.14	649,100	750,200	750,200	Year end	11/3/2022
2022	101	FV	72,500	0	2.14	589,100	661,600	661,600	Year End Roll	10/19/2021
2021	101	FV	68,000	0	2.14	509,100	577,100	577,100	Year End Roll	10/15/2020
2020	101	FV	66,900	0	2.14	517,100	584,000	584,000	Year End Roll	9/26/2019
2019	101	FV	61,100	0	2.14	500,300	561,400	561,400	Create Final value 2019	6/4/2019
2018	101	FV	207,600	0	2.14	500,300	707,900	707,900	Year End Roll	9/28/2017
2017	101	FV	205,600	0	2.14	485,900	691,500	691,500	Year End Roll	9/29/2016
2016	101	FV	203,700	0	2.14	485,900	689,600	689,600	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SCHACHT JOEL M	20839-163		10/29/1990		320,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/1/2020	R-20-0161	SHED	2,500	C				Remove & replace 1
4/7/2020	R-20-0060	WDK	5,000	C	5/26/2020			Construct 8'x8' de
9/18/2019	R-19-0146	MANUAL		C				Renew permit start

ACTIVITY INFORMATION

Date	Result	By	Name
1/10/2011	MEAS/EXT INS	25	D ERSKINE
4/15/2005	M&L EXTERIOR	615	
12/5/1995	MEAS/EXT INS	607	
9/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

USER DEFINED

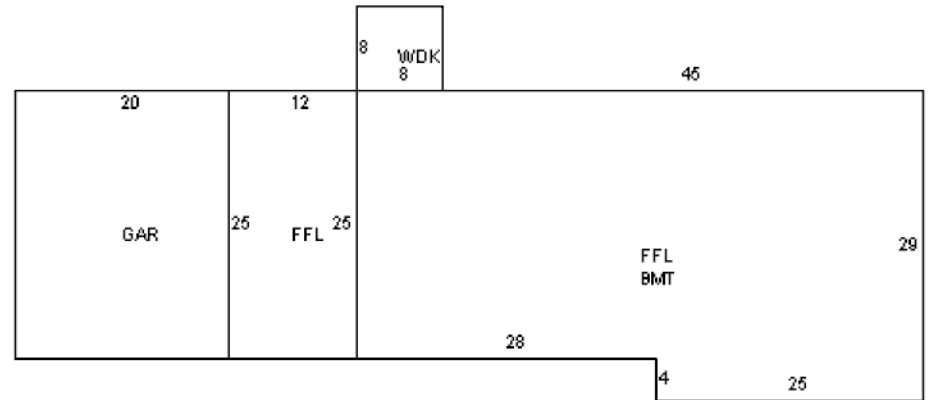
Prior Id # 1:	103 7 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

EXTERIOR INFORMATION

Type:	19 - RANCH		
Sty Ht:	1 - 1		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	1 - WOOD SHING		
Sec Wall:		%	
Roof Struct:	2 - HIP		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

BATH FEATURES

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

COMMENTS**SKETCH****GENERAL INFORMATION**

Grade:	C+ - AVG. (+)		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

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

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:	6	BRs:	2	Baths:	1	HB:	2					

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:		%	
Partition:	T - TYPICAL		
Prim Floors:	5 - LINO/VINYL		
Sec Floors:		%	
Bsmnt Flr:			
Bsmnt Gar:			

DEPRECIATION

Phys Cond:	PR - Poor	51.0%
Functional:	T - OTHER	50.0%
Economic:		%
Special:		%
Override:		%
Total:		75.9%

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	1
Totals			
1	6	2	

INTERIOR INFORMATION

Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

CALC SUMMARY

Basic \$ / SQ:	131.00
Size Adj.:	1.09782612
Const Adj.:	0.99000001
Adj \$ / SQ:	142.377
Other Features:	59978
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	456146
Depreciation:	346215
Depreciated Total:	109931

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	705863.8888
Juris. Factor:		Before depr:		156.61
Special Features:	0	Val/Su Net:		29.59
Final Total:	109900	Val/Su SzAd		63.71

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,725	142.380	245,600	
BMT	BASEMENT	1,425	62.290	88,763	
GAR	GARAGE	500	36.000	18,000	
WDK	WOOD DECK	64	36.520	2,337	
Net Sketched Area:		3,714	Total:	354,700	
Size Ad	1725	Gross Area	3714	FinArea	2794

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	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

PARCEL ID 172 5 0**IMAGE***AssessPro* Patriot Properties, Inc

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