



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	User Acct
101	897,700		3.300	704,000	1,601,700	Z125	0
Total Card							897,700
Total Parcel							897,700
Source: Market Adj Cost							Total Value per SQ unit /Card: 350.25 /Parcel: 350.25
Entered Lot Size							
Total Land:							
Land Unit Type:							

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 Cntry: Own Occ: Y
Postal:	01773-4202 Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	892,100	0	3.3	664,000	1,556,100	1,556,100	Year end	11/3/2022
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

PRINT

Date	Time
09/13/23	16:34:45

LAST REV

Date	Time
07/11/23	10:49:47

blakeley
134

USER DEFINED

Prior Id # 1:	104 17 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:	

PREVIOUS OWNER

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

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			

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.

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	4/12/2023			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	8.5	1.000	R2									680,000						680,000	
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:	703,970	SpI Credit	Total:	704,000
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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	-	CLAPBOARD 50%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

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

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				

OTHER FEATURES

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

GENERAL INFORMATION

Grade:	B+ - GOOD (+)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

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

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	

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

DEPRECIATION

Phys Cond:	VG - Very Good	17.%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		17.5%

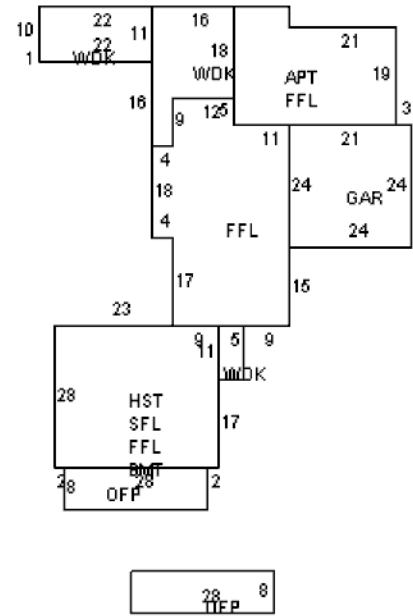
CALC SUMMARY

Basic \$ / SQ:	126.00
Size Adj.:	0.88120490
Const Adj.:	1.00979996
Adj \$ / SQ:	112.120
Other Features:	104500
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1088111
Depreciation:	190419
Depreciated Total:	897692

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	675500.0000
Juris. Factor:		Before Depr:		179.39
Special Features:	0	Val/Su Net:		126.19
Final Total:	897700	Val/Su SzAdj		196.30

SKETCH



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:

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,577	112.120	288,933	
BMT	BASEMENT	896	28.030	25,115	
SFL	2ND FLOOR	896	112.120	100,459	
APT	APT	652	112.120	73,102	
WDK	WOOD DECK	621	16.540	10,274	
GAR	GARAGE	576	36.000	20,736	
HST	HALF STORY	448	112.120	50,230	
OPF	OPEN PORCH	448	15.000	6,720	
Net Sketched Area:		7,114	Total:	575,569	
Size Ad	4573	Gross Area	7562	FinArea	4573

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

