

Town Of Lincoln

!2109!



PROPERTY LOCATION

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

OWNERSHIP

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:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 15.73 ACRES of land mainly classified as CHARITY with a(n) CONVENT'NL Building Built about 1897, Having Primarily CLAPBOARD 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

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		15.23		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									456,900						456,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
905	70,600		15.230	456,900	527,500		0
							GIS Ref
							GIS Ref
Total Card	70,600		15.230	456,900	527,500	Entered Lot Size	
Total Parcel	142,400		15.730	1,232,300	1,374,700	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 402.06		/Parcel: 687.45		Land Unit Type:	Insp Date	08/06/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/18/2013	5578	TEMPORAR		C				tent 10/25-10/27
8/20/2013	5519	TEMPORAR		C				tent 9/13 to 9/16
8/5/2013	5503	TEMPORAR		C				tent 8/16 to 8/19
7/17/2013	5479	TEMPORAR		C				tent 7/24 to 7/29
9/8/2009	4262	TEMPORAR		C				tent 10/16 to 10/1
9/8/2009	4261	TEMPORAR		C				tent 10/9 to 10/11

ACTIVITY INFORMATION

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

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	22	- CONV'NT NL
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 2
Foundation:	3	- BRK OR STN
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
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:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

**COMMENTS**

HSE/COTTAGE RENTED REST TAX EXEMPT  
BUILT INTO BANK CODMAN ESTATE STABLE.

**SKETCH**

GAR	16	SFL GAR	16	SFL CNP	16	SFL FFL	16	FFL
16		18		12		18		16

**GENERAL INFORMATION**

Grade:	C-	- AVG. (-)	
Year Blt:	1897	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic:		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												

**INTERIOR INFORMATION**

Avg Ht/FL:	STD	
Prim Int Wal:	1 - DRYWALL	
Sec Int Wall:		
Partition:	T - TYPICAL	
Prim Floors:	3 - HARDWOOD	
Sec Floors:	2 - SOFTWOO	50%
Bsmnt Flr:		

**DEPRECIATION**

Phys Cond:	AV - Average	35.0%
Functional:		
Economic:		
Special:	OT - OTHER	50.0%
Override:		
Total:		67.5%

**REMODELING**

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

**RES BREAKDOWN**

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

Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	3 - ELECTRIC		
Heat Type:	6 - ELECTRC BB		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

**CALC SUMMARY**

Basic \$ / SQ:	126.00
Size Adj.:	1.20731711
Const Adj.:	0.98960400
Adj \$ / SQ:	150.541
Other Features:	25500
Grade Factor:	0.88
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	217199
Depreciation:	146609
Depreciated Total:	70590

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:			AvRate:	Ind.Val
Juris. Factor:			Before Depr:	132.48
Special Features:	0		Val/Su Net:	34.47
Final Total:	70600		Val/Su SzAd:	53.81

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
SFL	2ND FLOOR	768	150.540	115,615	
FFL	1ST FLOOR	544	150.540	81,894	
GAR	GARAGE	544	36.000	19,584	
CNP	CANOPY	192	22.000	4,224	
Net Sketched Area:		2,048	Total:	221,317	
Size Ad	1312	Gross Area	2048	FinArea	1312

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**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**

161 22 0

**IMAGE****AssessPro** Patriot Properties, Inc