Map	Lot	Sublot	Building	Unit	CARD
172	11	0			6 of 7

COMMERCIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	523,300	/	10,337,800
USE VALUE:	523,300	/	10,337,800
ASSESSED:	523,300	/	10,337,800

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	MASSACHUSETTS AUDUBON SOCIET
Owner 2:	
Owner 3:	
Street 1:	208 SOUTH GREAT RD
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 37. ACRES of land mainly classified as CHARITY with a OFFICE Building built about 1915, having primarily CLAPBOARD Exterior and 3432 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
905	0.000	510,000	13,300		523,300
Total Card	0.000	510,000	13,300		523,300
Total Parcel	37.000	8,047,500	101,200	2,189,100	10,337,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 152.48 | /Parcel: 440.24

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
	Insp Date

Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Parcel ID 172 11 0

!117!

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

PRINT

Date	Time
09/26/25	14:11:30

LAST REV

Date	Time
06/12/03	12:47:31
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 117

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

USER DEFINED

Prior Id # 1:	103 2 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:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
905	CHARITY		0		NO UNITS	NOLAND		0	0.	0.00	R4																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	905	CHARITY	Prime NB Desc	RES CAT 4	Total:		Spl Credit		Total:	

EXTERIOR INFORMATION

Type:	71 - OFFICE
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:	2 - SLATE
Color:	
View / Desir:	

BATH FEATURES

Full Bath	2	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:	0	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

COMMENTS

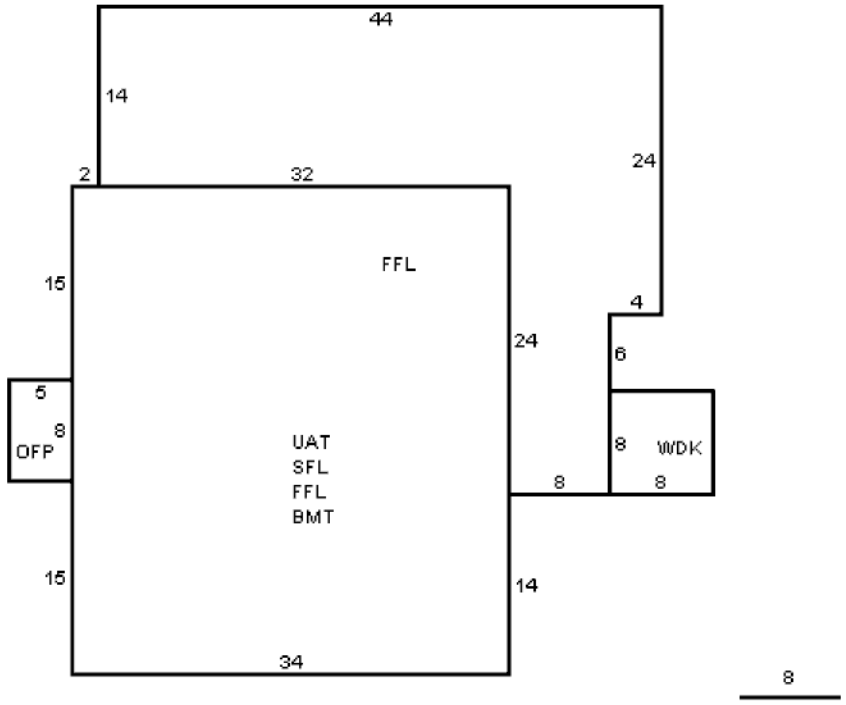
MAIN HALL .

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:	2	HB					

SKETCH



GENERAL INFORMATION

Grade:	B+ - GOOD (+)		
Year Blt:	1915	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
Totals			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
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: 0
Solar HW:	NO Central Vac: NO
% Com Wal	0 % Sprinkled 0

DEPRECIATION

Phys Cond:	VG - Very Good	20. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		20 %

CALC SUMMARY

Basic $ / SQ:	89.00
Size Adj.:	1.03310025
Const Adj.:	1.04009390
Adj $ / SQ:	95.632
Other Features:	17700
Grade Factor:	1.60
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	637561
Depreciation:	127512
Depreciated Total:	510049

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	153.01
Special Features:	0	Val/Su Net:	101.55
Final Total:	510000	Val/Su SzAd	148.60

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,140	95.630	204,653
BMT	BASEMENT	1,292	23.910	30,889
SFL	2ND FLOOR	1,292	95.630	123,557
UAT	UNF ATTIC	194	95.630	18,534
WDK	WOOD DECK	64	39.070	2,501
OFP	OPEN PORCH	40	16.050	642

Net Sketched Area:	5,022			Total:	380,776
Size Ad	3432	Gross Area	6120	FinArea	3432

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

172 11 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
3	GARAGE	D	Y	1	24X36	A	AV	1980	38.52	T	60	905			13,300			13,300

More:	N	Total Yard Items:	13,300	Total Special Featues:	Total: 13,300