Map	Lot	Sublot	Building	Unit	CARD
171	30	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	1,765,200	/	1,765,200
USE VALUE:	1,765,200	/	1,765,200
ASSESSED:	1,765,200	/	1,765,200

PROPERTY LOCATION

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

OWNERSHIP

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:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 3.3 ACRES of land mainly classified as ONE FAM with a CONVENT`NL Building built about 1910, having primarily WOOD SHING Exterior and 4573 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.300	1,036,400		728,800	1,765,200
Total Card	3.300	1,036,400		728,800	1,765,200
Total Parcel	3.300	1,036,400		728,800	1,765,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.00 | /Parcel: 386.00

Legal Description: 2125

User Acct	GIS Ref	GIS Ref	Insp Date
0			01/10/11

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 171 30 0

!134!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	914,600	0	3.3	721,600	1,636,200		Year End Roll	12/2/2024
2024	101	FV	897,700	0	3.3	704,000	1,601,700		Year end	11/9/2023
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 va	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

PRINT

Date	Time
09/26/25	14:13:15

LAST REV

Date	Time
05/14/25	12:45:33

blakeley

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:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 134

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

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/9/2025	R-25-0005	INSULATI	5,101	C				Insulate walls w/
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	

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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	8.76	1.00	R2									700,800						700,800	
101	ONE FAM		0.633		ACRES	EXCESS ACRE		0	35,000.	1.00	R2									22,155						22,200	
101	ONE FAM		0.83		ACRES	UNDEV	0.2	0	35,000.	0.20	R2									5,810						5,800	Wetland

Total AC/HA:	3.29955	Total SF/SM:	143728	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	728,765	Spl Credit		Total:	728,800

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 - CLAPBOAR	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

OTHER FEATURES

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

COMMENTS

GENERAL INFORMATION

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

CONDO INFORMATION

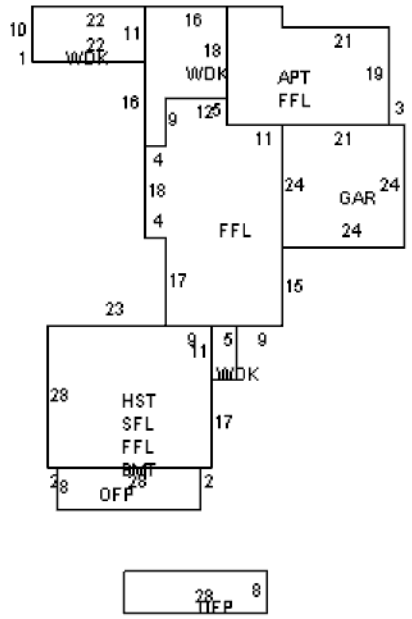
Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

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:	12	BRs:	5	Baths:	2	HB	1				

SKETCH



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:			
Subfloor:			
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	%

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	

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	0.88120490
Const Adj.:	1.00979996
Adj $ / SQ:	133.476
Other Features:	104500
Grade Factor:	1.60
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1256250
Depreciation:	219844
Depreciated Total:	1036406

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	675500.0000

Juris. Factor:		Before Depr:	213.56
Special Features:	0	Val/Su Net:	145.68
Final Total:	1036400	Val/Su SzAd	226.63

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,577	133.480	343,968
BMT	BASEMENT	896	33.370	29,899
SFL	2ND FLOOR	896	133.480	119,595
APT	APT	652	133.480	87,026
WDK	WOOD DECK	621	17.700	10,993
GAR	GARAGE	576	38.520	22,188
HST	HALF STORY	448	133.480	59,797
OFP	OPEN PORCH	448	16.050	7,190
	Net Sketched Area:	7,114	Total:	680,656
Size Ad	4573	Gross Area	7562	FinArea	4573

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 171 30 0

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 Featues:		Total:	