172	11	0			2 of 7	CONDOS	TOTAL ASSESSED: 7,751,700
Map	Lot	Sublot	Building	Unit	CARD		!117!

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MASSACHUSETTS AUDUBON SOCIETY
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(n) LIBRARY Building Built about 1912, Having Primarily BRICK Exterior and SLATE Roof Cover, with 0 Units, 6 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
905	632,500	80,800	0.000		713,300
Total Card	632,500	80,800	0.000		713,300
Total Parcel	5,957,000	99,800	37.000	1,694,900	7,751,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 263.70 | /Parcel: 330.11

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

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

PRINT

Date	Time
10/22/20	14:33:34

LAST REV

Date	Time
06/12/03	12:46:45
apro	
117	

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:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

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

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.	0.000	R4																

Total AC/HA: 0.00000 | Total SF/SM: 0.00 | Parcel LUC: 905 CHARITY | Prime NB Desc: RES CAT 4 | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	53 - LIBRARY		
Sty Ht:	1 - 1		
(Liv) Units:	0	Total:	2
Foundation:	6 - SLAB		
Frame:	1 - WOOD		
Prime Wall:	7 - BRICK		
Sec Wall:			%
Roof Struct:	2 - HIP		
Roof Cover:	2 - SLATE		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	8 - PLYWD PANL		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	4 - CARPET		
Sec Floors:			%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

Full Bath	6	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:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10	%

CALC SUMMARY

Basic $ / SQ:	220.00
Size Adj.:	0.93844736
Const Adj.:	1.02627563
Adj $ / SQ:	211.883
Other Features:	43700
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	702816
Depreciation:	70282
Depreciated Total:	632534

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:	6	HB	

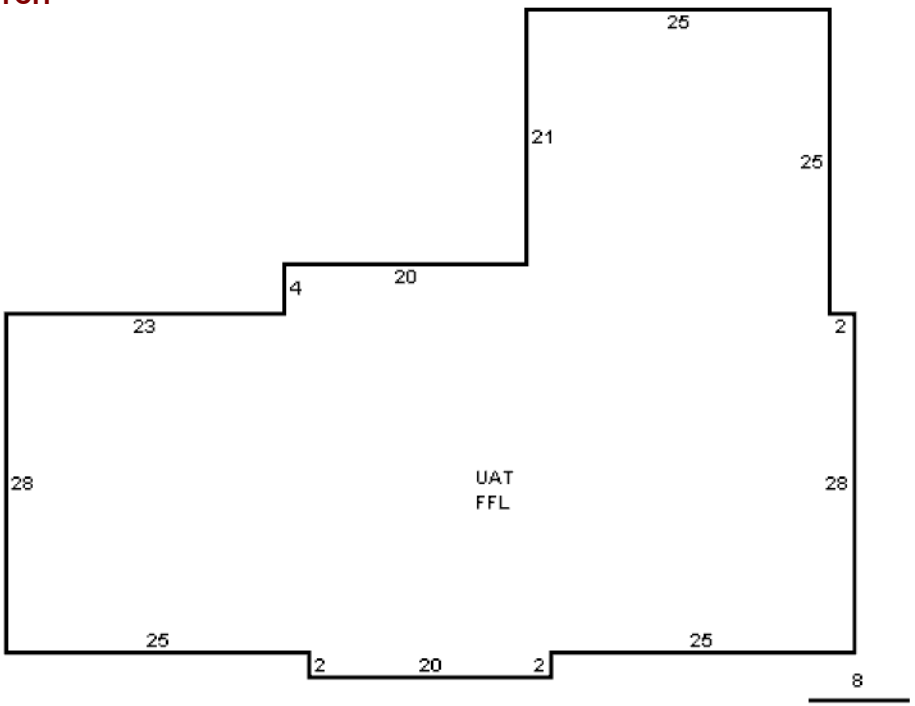
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Val/Su Fin:	233.83
Special Features:	0	Val/Su Net:	203.31
Final Total:	632500	Val/Su SzAd	233.83

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,705	211.880	573,144
UAT	UNF ATTIC	406	211.880	85,972

Net Sketched Area:	3,111			Total:	659,116
Size Ad	2705	Gross Area	5410	FinArea	2705

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

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
42	PLTY HS	D	Y	1	22X142	E	EX	1920	21.00	T	4	905			63,000			63,000
15	SHOP	D	Y	1	14X30	G	GD	1920	27.50	T	40	905			6,900			6,900
15	SHOP	D	Y	1	404	A	AV	1920	22.00	T	60	905			3,600			3,600
15	SHOP	D	Y	2	12X14	F	FR	1930	19.80	T	80	905			1,300			1,300
2	SHED/FR	D	Y	1	14X20	A	AV	1960	15.00	T	70	905			1,300			1,300
2	SHED/FR	D	Y	1	18X30	A	AV	1960	15.00	T	70	905			2,400			2,400
2	SHED/FR	D	Y	1	17X30	A	AV	1960	15.00	T	70	905			2,300			2,300

More:	N	Total Yard Items:	99,800	Total Special Featues:		Total:	99,800