



Patriot Properties Inc.

PROPERTY LOCATION

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

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 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(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

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
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	6.25	1.000	R2									500,000						500,000	
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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct		
101	727,400		3.300	524,000	1,251,400	Z125	0		
							GIS Ref		
							GIS Ref		
Total Card					727,400	3.300	524,000	1,251,400	Entered Lot Size
Total Parcel					727,400	3.300	524,000	1,251,400	Total Land:
Source: Market Adj Cost			Total Value per SQ unit /Card:		273.65	/Parcel:	273.65	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
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
2015	101	FV	528,600	0	3.3	428,000	956,600	956,600	Year End	10/2/2014
2014	101	FV	523,800	0	3.3	386,400	910,200	910,200	Year End Roll	1/23/2014
2013	101	FV	514,200	0	3.25	374,500	888,700	888,700	Year End Roll	10/25/2012

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		1381900	No	No			
FRUMKIN PETER J	45974-247		8/29/2005		1075000	No	No			
MORSE WILLIAM H	30116-407		4/30/1999	CHD>SALE	570000	No	No			
	10564-91		6/19/1964		32500	No	No			

BUILDING PERMITS

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

Total AC/HA: 3.29955 Total SF/SM: 143728.41 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 2 Total: 523,970 Spl Credit Total: 524,000

