



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TOWN OF LINCOLN
Owner 2:	CONSERVATION
Owner 3:	HOUSING
Street 1:	16 LINCOLN 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 18.92 ACRES of land mainly classified as MUNICPL with a(n) BARN Building Built about 1820, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 0 Units, 1 Baths, 2 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	LC	Historic Dst		U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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

Total AC/HA:	0.00000	Total SF/SM:	0.00	Parcel LUC:	903	MUNICPL	Prime NB Desc	RES CAT 5	Total:	Spl Credit	Total:
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
							0
							GIS Ref
							GIS Ref
							Insp Date
Total Card			0.000			Entered Lot Size	
Total Parcel	258,500	269,200	18.920	1,312,500	1,840,200	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	0.00	/Parcel:	383.38	Land Unit Type:	

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

USER DEFINED

Prior Id # 1:	95 1 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:	

PRINT

Date	Time
10/22/20	18:42:06

LAST REV

Date	Time
05/21/10	11:38:24

brennanp  
2311

**EXTERIOR INFORMATION**

Table with exterior details: Type: 42 - BARN, Sty Ht: 2 - 2, (Liv) Units: 0, Total: 1, Foundation: 3 - BRK OR STN, Frame: 1 - WOOD, Prime Wall: 2 - CLAPBOARD, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir:

**BATH FEATURES**

Table with bath features: Full Bath: 1, Rating: AVERAGE, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: 2, Rating: AVERAGE, A HBth: , Rating: , OthrFix: 1, Rating: AVERAGE

**COMMENTS**

40X70 barn w/ 34x24 addition kit, meeting rm, office. CODMAN FARM BARN.

**OTHER FEATURES**

Table with other features: Kits: 1, Rating: AVERAGE, A Kits: , Rating: , Frpl: , Rating: , WSFlue: , Rating:

**GENERAL INFORMATION**

Table with general info: Grade: B+ - GOOD (+), Year Blt: 1820, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdict: , Fact: , Const Mod: , Lump Sum Adj:

**CONDO INFORMATION**

Table with condo info: Location: , Total Units: , Floor: , % Own: , Name:

**RESIDENTIAL GRID**

Table with residential grid details: 1st Res Grid, Desc: Line 1, # Units, Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O, Other, Upper, Lvl 2, Lvl 1, Lower, Totals, RMs: 0, BRs: 0, Baths: 1, HB: 2

**REMODELING**

Table with remodeling details: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

**RES BREAKDOWN**

Table with res breakdown: No Unit, RMS, BRS, FL, Totals: 0

**INTERIOR INFORMATION**

Table with interior info: Avg Ht/FL: , Prim Int Wal: 2 - PLASTER, Sec Int Wall: , Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors: , Bsmnt Flr: , Bsmnt Gar: , Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: , Heat Fuel: 1 - OIL, Heat Type: 1 - FORCED H/A, # Heat Sys: , % Heated: 30, % AC: , Solar HW: NO, Central Vac: NO, % Com Wal: , % Sprinkled:

**DEPRECIATION**

Table with depreciation: Phys Cond: EX - Excellent, 7.0%, Functional: , Economic: , Special: , Override: , Total: 7%

**CALC SUMMARY**

Table with calc summary: Basic \$ / SQ: 59.00, Size Adj.: 1.42873311, Const Adj.: 1.00979996, Adj \$ / SQ: 85.121, Other Features: 31067, Grade Factor: 1.60, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 589832, Depreciation: 41288, Depreciated Total: 548544

**COMPARABLE SALES**

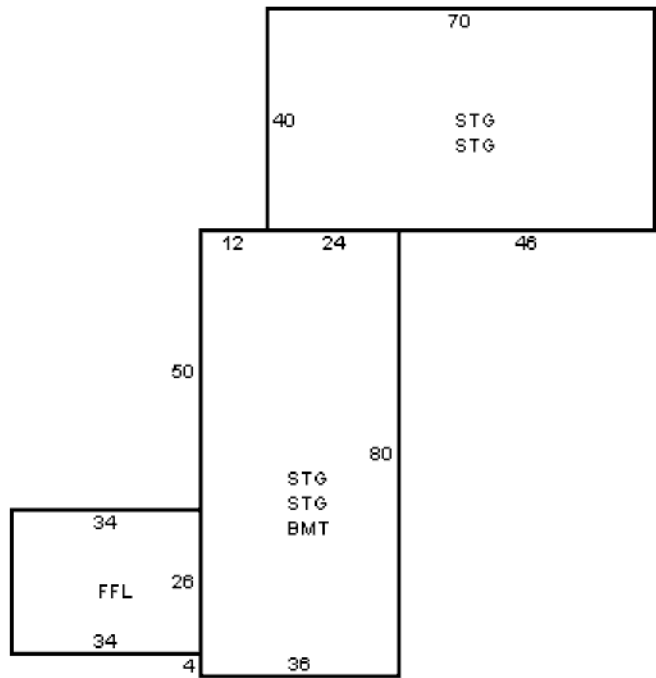
Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Val/Su Fin: 236.02, Special Features: 0, Val/Su Net: 36.27, Final Total: 548500, Val/Su SzAd: 620.48

**SPEC FEATURES/YARD ITEMS**

Table with 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

Summary row: More: N, Total Yard Items: , Total Special Features: , Total:

**SKETCH**



**SUB AREA**

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 15,124, Total: 337,578, Size Ad: 884, Gross Area: 15124, FinArea: 2324

**SUB AREA DETAIL**

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten, BMT, 100, RRM, 50, A

**IMAGE**

AssessPro Patriot Properties, Inc

PARCEL ID 161 23 0