

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		CAMBRIDGE TP, LINCOLN

OWNERSHIP

Owner 1:	HOBBS BROOK FARM PROPERTY
Owner 2:	COMPANY LIMITED PARTNERSHIP
Owner 3:	
Street 1:	10 REILING POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2034 Type:

PREVIOUS OWNER

Owner 1:	BREITER CHRISTINA REILING -
Owner 2:	BREITER HANS -
Street 1:	268 CAMBRIDGE TPKE
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2034

NARRATIVE DESCRIPTION

This Parcel contains 9.65 ACRES of land mainly classified as OPEN SPACE

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

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
999	OPEN SPACE		9.65		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R1									67,550						67,600	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
999	9.650			67,600	67,600
Total Card	9.650			67,600	67,600
Total Parcel	9.650			67,600	67,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		N/A	/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	999	FV		0	9.65	67,600	67,600		Year End Roll	12/2/2024
2024	999	FV		0	9.65	57,900	57,900		Year end	11/9/2023
2023	999	FV		0	9.65	57,900	57,900	57,900	Year end	11/3/2022
2022	999	FV		0	9.65	57,900	57,900	57,900	Year End Roll	10/19/2021
2021	999	FV		0	9.65	57,900	57,900	57,900	Year End Roll	10/15/2020
2020	999	FV		0	9.65	57,900	57,900	57,900	Year End Roll	9/26/2019
2019	999	FV		0	9.65	57,900	57,900	57,900	Create Final va	6/4/2019
2018	999	FV		0	9.65	57,900	57,900	57,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BREITER CHRISTI	39962-375		7/16/2003	CONVENIENC	99	No	No		
BREITER CHRISTI	37794-26		1/27/2003	CONVENIENC	1	No	No		
HOBBS BROOK FAR	32389-280		2/20/2001	INTRA-CORP	590,000	No	No		
VENIER, ANTHONY	25411-139		6/15/1995	OTHER	820,000	No	No		PARCEL 31-2-0 ALSO
ETTORE VENIER	15720-195		8/3/1984	FAMILY	200,300	No	No		

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

Total AC/HA:	9.65000	Total SF/SM:	420354	Parcel LUC:	999	OPEN SPACE	Prime NB Desc	RES CAT 1	Total:	67,550	SpI Credit	Total:	67,600
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Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	33 6 1
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:	

PRINT

Date	Time
09/26/25	19:08:45

LAST REV

Date	Time
03/23/20	10:32:46

meadorse 2682

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