

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		REILING POND RD, LINCOLN

OWNERSHIP

Owner 1:	PANETTA TR FRANK J
Owner 2:	
Owner 3:	LEXINGTON ROAD REALTY TRUST
Street 1:	109 PAGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.157 ACRES of land mainly classified as LAND

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
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
130	LAND		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	
132	UNDEV		0.32		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R3									2,240						2,200	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	0.320			2,200	2,200
130	1.837			798,400	798,400
Total Card		2.157		800,600	800,600
Total Parcel		2.157		800,600	800,600
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	130	FV		0	2.157	777,400	777,400		Year End Roll	12/2/2024
2024	130	FV		0	2.157	761,900	761,900		Year end	11/9/2023
2023	130	FV		0	2.157	701,900	701,900	701,900	Year end	11/3/2022
2022	130	FV		0	2.157	634,700	634,700	634,700	Year End Roll	10/19/2021
2021	130	FV		0	2.157	561,900	561,900	561,900	Year End Roll	10/15/2020
2020	130	FV		0	2.157	561,900	561,900	561,900	Year End Roll	9/26/2019
2019	130	FV		0	2.157	544,300	544,300	544,300	Create Final va	6/4/2019
2018	130	FV		0	2.157	544,300	544,300	544,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOBBS BROOK FAR	45704-370		7/27/2005	CONVENIENC		Yes	No		
PANETTA FRANK J	45704-356		7/27/2005	CONVENIENC		Yes	No		
PANETTA FRANK J	38990-223		4/30/2003	FAMILY	150,000	Yes	No		
PANETTA ROSEMAR	38201-526		3/7/2003	SUBSEQUENT S	150,000	Yes	No		
	10645-112		9/19/1964			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



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	33 11 11
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:	

!2688!

PRINT

Date	Time
09/26/25	19:09:37

LAST REV

Date	Time
07/30/12	10:49:39

apro 2688

