

PROPERTY LOCATION

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

OWNERSHIP

OWNERSHIP				Unit #:	
Owner 1:	BROWN TR WILLIAM G				
Owner 2:					
Owner 3:	DONALD STREET REALTY TRUST				
Street 1:	PO BOX 1046				
Street 2:					
Twn/City:	CONCORD				
St/Prov:	MA	Cntry:		Own Occ:	N
Postal:	01742	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 2.217 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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
130	LAND		80000		SQUARE FEET	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	
132	UNDEV		0.38		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R3									2,660						2,700	Cons Restr
Total AC/HA:	2.21655			Total SF/SM:	96553		Parcel LUC:	130	LAND		Prime NB Desc	RES CAT 3								Total:	801,060		Spl Credit			Total:	801,100

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
132	0.380			2,700	2,700		0
130	1.837			798,400	798,400		GIS Ref
							GIS Ref
Total Card	2.217			801,100	801,100	Entered Lot Size	
Total Parcel	2.217			801,100	801,100	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		N/A	/Parcel: N/A	Land Unit Type:	Insp Date

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	2.217	777,900	777,900		Year End Roll	12/2/2024	PRINT	
2024	130	FV		0	2.217	762,300	762,300		Year end	11/9/2023	Date	Time
2023	130	FV		0	2.217	702,300	702,300	702,300	Year end	11/3/2022	09/26/25	19:09:46
2022	130	FV		0	2.217	635,100	635,100	635,100	Year End Roll	10/19/2021	LAST REV	
2021	130	FV		0	2.217	562,300	562,300	562,300	Year End Roll	10/15/2020	Date	Time
2020	130	FV		0	2.217	562,300	562,300	562,300	Year End Roll	9/26/2019	07/30/12	10:50:06
2019	130	FV		0	2.217	544,700	544,700	544,700	Create Final va	6/4/2019		
2018	130	FV		0	2.217	544,700	544,700	544,700	Year End Roll	9/28/2017		

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]

Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	33 11 12
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:	

