

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BURKE JAMES R
Owner 2:	BURKE LAURA M
Owner 3:	
Street 1:	12 REILING POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LINCOLN FARM ESTATES, INC -
Owner 2:	-
Street 1:	15 OLD CARRIAGE PATH
Twn/City:	GROTON
St/Prov:	MA Cntry
Postal:	01450

NARRATIVE DESCRIPTION

This parcel contains 2.157 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 2009, having primarily ABOVE AVG Exterior and 4535 Square Feet, with 0 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

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
101	ONE FAM		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
101	1.837	1,418,700	4,000	798,400	2,221,100
Total Card		2.157	1,418,700	4,000	800,600
Total Parcel		2.157	1,418,700	4,000	800,600
Source: Market Adj Cost		Total Value per SQ unit /Card: 490.25		/Parcel: 490.25	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,375,900	0	2.157	777,400	2,153,300		Year End Roll	12/2/2024
2024	101	FV	1,324,300	0	2.157	761,900	2,086,200		Year end	11/9/2023
2023	101	FV	1,315,200	0	2.157	701,900	2,017,100	2,017,100	Year end	11/3/2022
2022	101	FV	1,237,300	0	2.157	634,700	1,872,000	1,872,000	Year End Roll	10/19/2021
2021	101	FV	1,219,400	0	2.157	561,900	1,781,300	1,781,300	Year End Roll	10/15/2020
2020	101	FV	1,266,800	0	2.157	561,900	1,828,700	1,828,700	Year End Roll	9/26/2019
2019	101	FV	1,231,600	0	2.157	544,300	1,775,900	1,775,900	Create Final va	6/4/2019
2018	101	FV	1,231,600	0	2.157	544,300	1,775,900	1,775,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LINCOLN FARM ES	56712-120		4/6/2011		1,500,000	No	No		
HOBBS BROOK FAR	52587-242		4/16/2009	CHANGE IN US	600,000	No	No		Land sale now 101.
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
1/9/2025	R-25-0010	ROOF	10,587	C				Replace parts of r
4/2/2009	4143	NEW HOME	415,000	C	3/3/2011			

ACTIVITY INFORMATION

Date	Result	By	Name
12/27/2024	MEAS/EXT INS	6	JN
5/8/2012	SALES INSP	618	G BOURGAULT
7/28/2010	MEAS/EXT INS	25	D ERSKINE
6/30/2009	PERMIT VISIT	25	D ERSKINE

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	33 11 8
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:	

!2691!

PRINT

Date Time  
 09/26/25 19:10:02

LAST REV

Date Time  
 07/09/25 10:21:23

apro  
 2691

PAT ACCT.

