



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
87		TODD POND RD, LINCOLN

OWNERSHIP

Owner 1:	REINERT ROBERT ELLIOTT
Owner 2:	REINERT NANCY H
Owner 3:	
Street 1:	87 TODD POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3822 Type:

PREVIOUS OWNER

Owner 1:	REINERT - ROBERT ELLIOT
Owner 2:	REINERT - NANCY H
Street 1:	87 TODD POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3822

NARRATIVE DESCRIPTION

This Parcel contains 2.23 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1965, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.143		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									4,290						4,300	
101	ONE FAM		0.25		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									1,500						1,500	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	392,900	300	2.230	652,200	1,045,400	2250	0				
							GIS Ref				
							GIS Ref				
Total Card					392,900	300	2.230	652,200	1,045,400	Entered Lot Size	
Total Parcel					392,900	300	2.230	652,200	1,045,400	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			446.90	/Parcel:	446.90	Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	392,900	300	2.23	652,200	1,045,400	1,045,400	Year End Roll	9/28/2017
2017	101	FV	392,900	300	2.23	645,800	1,039,000	1,039,000	Year End Roll	9/29/2016
2016	101	FV	383,600	300	2.23	627,400	1,011,300	1,011,300	Year End Roll	1/14/2016
2015	101	FV	369,300	300	2.23	581,000	950,600	950,600	Year End	10/2/2014
2014	101	FV	365,700	300	2.23	541,800	907,800	907,800	Year End Roll	1/23/2014
2013	101	FV	358,600	300	2.23	525,800	884,700	884,700	Year End Roll	10/25/2012
2012	101	FV	380,200	0	2.23	577,800	958,000	958,000	Year End	1/26/2012
2011	101	FV	388,000	0	2.23	587,200	975,200	975,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
REINERT,ROBERT	55206-241		8/20/2010	FAMILY		1	No	No		
REINERT R ELLIO	55206-217		8/20/2010	FAMILY		1	No	No		
PETERSON MICHA E	43646-36		9/1/2004		1063600	No	No			
BARE HELEN S,	34248-63		12/6/2001		882500	No	No			
BARE, BRUCE + H	24508-313		5/3/1994	FAMILY		0	No	No		
LINCOLN DEVELOP	10811-0395		5/19/1965		16000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/9/2003	2770	MANUAL	10,000	C	5/22/2004			repl deck, sliding
9/5/2003	2767	ROOF		C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/18/2011	MEAS/EXT INS	25	D ERSKINE
4/21/2005	MEAS/EXT INS	600	PA
4/16/2005	M&L COMPLETE	615	D VELUTTI
5/22/2004	MEAS/EXT INS	615	D VELUTTI
11/30/1995	MEAS+INSPCTD	607	D KEARLY

Sign: VERIFICATION OF VISIT NOT DATA

