



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	BREITER CHRISTINA REILING
Owner 2:	BREITER HANS C R
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:	HOBBS BROOK FARM PROPERTY CO L -
Owner 2:	-
Street 1:	10 REILING POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2034

**NARRATIVE DESCRIPTION**

This Parcel contains 9.423 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1680, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
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 Influ	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	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		2.11077		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									63,323						63,300	
132	UNDEV		2.57		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R3									15,420						15,400	Cons Restr
132	UNDEV		2.906		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R3									17,436						17,400	Cons Restr, Wetlan

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	361,100	94,200	3.947	605,700	1,061,000	682 Cluster Subdivision 1/11 interest in common land parcels 33-6-0, 33-6-1 to 33-6-3.	0
132			5.476	32,800	32,800		GIS Ref
Total Card		361,100	94,200	9.423	638,500	1,093,800	GIS Ref
Total Parcel		361,100	94,200	9.423	638,500	1,093,800	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:		224.39	/Parcel:	224.39	06/03/09
						Entered Lot Size	
						Total Land:	
						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	361,100	94200	9.423	638,500	1,093,800	1,093,800	Year End Roll	9/28/2017
2017	101	FV	357,900	94200	9.423	608,100	1,060,200	1,060,200	Year End Roll	9/29/2016
2016	101	FV	349,600	94200	9.423	592,900	1,036,700	1,036,700	Year End Roll	1/14/2016
2015	101	FV	328,200	94200	9.423	556,100	978,500	978,500	Year End	10/2/2014
2014	101	FV	312,900	94200	9.423	508,100	915,200	915,200	Year End Roll	1/23/2014
2013	101	FV	303,700	94200	9.423	496,100	894,000	894,000	Year End Roll	10/25/2012
2012	101	FV	303,700	94200	9.423	636,100	1,034,000	1,034,000	Year End	1/26/2012
2011	101	FV	319,000	94200	9.423	654,500	1,067,700	1,067,700	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HOBBS BROOK FAR	39962-377		7/16/2003	CONVENIENC	99	No	No			
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	590000	No	No			
VENIER, ANTHONY	25411-139		6/15/1995	OTHER	820000	No	No		PARCEL 31-2-0 ALSO	
ETTORE VENIER	15720-195		8/3/1984	FAMILY	200300	No	No			

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/3/2009	MEAS/EXT INS	25	D ERSKINE
1/15/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

