



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	THREATTE KERMIT G
Owner 2:	NAKABAYASHI MARI
Owner 3:	
Street 1:	61 PINE STREET
Street 2:	UNIT 2
Twn/City:	BELMONT
St/Prov:	MA Cntry Own Occ: Y
Postal:	02478 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 2.197 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2016, Having Primarily COMP CLAP Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 4 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 Infru	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	0.930	R3			LOCATIO	-7					504,432						504,400	
132	UNDEV		0.36		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R3									2,160						2,200	Cons Restr

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,108,400		1.837	504,400	1,612,800	698 Cluster Subdivision 1/11 interest in common land parcels 33-6-0, 33-6-1 to 33-6-3.	0
132			0.360	2,200	2,200		GIS Ref
Total Card		1,108,400	2.197	506,600	1,615,000	Entered Lot Size	GIS Ref
Total Parcel		1,108,400	2.197	506,600	1,615,000	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:		280.58	/Parcel:	280.58	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	1,108,400	0	2.197	506,600	1,615,000	1,615,000	Year End Roll	9/28/2017
2017	101	FV	979,600	0	2.197	478,400	1,458,000	1,458,000	Year End Roll	9/29/2016
2016	130	FV		0	2.197	464,200	464,200	464,200	Year End Roll	1/14/2016
2015	130	FV		0	2.197	430,000	430,000	430,000	Year End	10/2/2014
2014	130	FV		0	2.197	414,200	414,200	414,200	Year End Roll	1/23/2014
2013	130	FV		0	2.197	402,200	402,200	402,200	Year End Roll	10/25/2012
2012	130	FV		0	2.198	474,200	474,200	474,200	Year End	1/26/2012
2011	130	FV		0	2.198	490,100	490,100	490,100	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	60732-39		12/14/2012		440000	No	No			
MANNARINO JOSEP	31668-72		8/1/2000		385000	No	No			
	9688-74		10/1/1960		0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/22/2016	6374			C				Amend permit #6006
9/2/2015	6214	MANUAL	12,000	C	6/2/2016			Sheet metal work f
2/5/2015	6006	NEW HOME	750,000	C	1/3/2017			Single family modu

**ACTIVITY INFORMATION**

Date	Result	By	Name
2/7/2017	PERMIT VISIT	618	G BOURGAULT
6/2/2016	PERMIT VISIT	618	G BOURGAULT
6/8/2015	PERMIT VISIT	619	DH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	2.19655	Total SF/SM:	95681.71	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	506,592	Spl Credit		Total:	506,600
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