



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DOO BRYAN
Owner 2:	DOO BRIANNA
Owner 3:	
Street 1:	7 REILING POND
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	7 REILING POND DEVELOP LLC -
Owner 2:	-
Street 1:	175 BEDFORD ST SUITE 12
Twn/City:	LEXINGTON
St/Prov:	MA Cntry
Postal:	02420 Type:

NARRATIVE DESCRIPTION

This Parcel contains 2.107 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2013, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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	1.000	R3									542,400						542,400	
132	UNDEV		0.27		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R3									1,620						1,600	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	656,400		1.837	542,400	1,198,800	698 Cluster Subdivision 1/11 int in common land parcels 33-6-0, 33-6-1 to 33-6-3.	0
132			0.270	1,600	1,600		GIS Ref
Total Card		656,400	2.107	544,000	1,200,400	Entered Lot Size	GIS Ref
Total Parcel		656,400	2.107	544,000	1,200,400	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:		261.71	/Parcel: 261.71	Land Unit Type:	05/27/14

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	656,400	0	2.107	544,000	1,200,400	1,200,400	Year End Roll	9/28/2017
2017	101	FV	639,200	0	2.107	513,600	1,152,800	1,152,800	Year End Roll	9/29/2016
2016	101	FV	618,600	0	2.107	498,400	1,117,000	1,117,000	Year End Roll	1/14/2016
2015	101	FV	612,900	0	2.107	461,600	1,074,500	1,074,500	Year End	10/2/2014
2014	130	FV		0	2.107	413,600	413,600	413,600	Year End Roll	1/23/2014
2013	130	FV		0	2.107	401,600	401,600	401,600	Year End Roll	10/25/2012
2012	130	FV		0	2.11	466,400	466,400	466,400	Year End	1/26/2012
2011	130	FV		0	2.11	482,000	482,000	482,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
7 REILING POND	63511-82		4/18/2014	CHANGE IN US	1299000	No	No			
Lincoln Farm Es	60537-105		11/20/2012	FORECLOSURE	256000	No	No			
HOBBS BROOK FAR	54786-312		6/4/2010	MULTI-PARCEL	600000	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
4/28/2017	6730	RENO-ADD	150,000	O				Construct an acces
3/27/2014	5694	MANUAL	12,000	C				Sheet metal work f
7/8/2013	5464	NEW HOME	455,000	C	6/20/2014			

ACTIVITY INFORMATION

Date	Result	By	Name
5/27/2014	MEAS/EXT INS	25	D ERSKINE

Sign: VERIFICATION OF VISIT NOT DATA

