



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SAHAI INDERNEEL
Owner 2:	HUSAIN AMJAD
Owner 3:	
Street 1:	9 REILING POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 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 2.217 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2008, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 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 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	
132	UNDEV		0.38		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R3									2,280						2,300	Cons Restr

Total AC/HA:	2.21655	Total SF/SM:	96552.92	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	544,680	Spl Credit	Total:	544,700
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	835,600		1.837	542,400	1,378,000	698 Cluster Subdivision 1/11 interest in common land parcels 33-6-0, 33-6-1 to 33-6-3.	0
132			0.380	2,300	2,300		GIS Ref
Total Card		835,600	2.217	544,700	1,380,300	Entered Lot Size	GIS Ref
Total Parcel		835,600	2.217	544,700	1,380,300	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:		265.54	/Parcel:	265.54	06/10/18
						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	857,800	0	2.217	544,700	1,402,500	1,402,500	Year End Roll	9/28/2017
2017	101	FV	835,000	0	2.217	514,300	1,349,300	1,349,300	Year End Roll	9/29/2016
2016	101	FV	803,600	0	2.217	499,100	1,302,700	1,302,700	Year End Roll	1/14/2016
2015	101	FV	796,200	0	2.217	462,300	1,258,500	1,258,500	Year End	10/2/2014
2014	101	FV	743,800	0	2.217	414,300	1,158,100	1,158,100	Year End Roll	1/23/2014
2013	101	FV	728,900	0	2.217	402,300	1,131,200	1,131,200	Year End Roll	10/25/2012
2012	101	FV	743,800	0	2.222	476,200	1,220,000	1,220,000	Year End	1/26/2012
2011	101	FV	784,100	0	2.222	492,200	1,276,300	1,276,300	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	47929-162		8/3/2006	CHANGE IN US	565000	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
9/7/2007	3762	NEW HOME	700,000	C	7/28/2009			new home

ACTIVITY INFORMATION

Date	Result	By	Name
6/10/2018	MEAS/EXT INS	622	K Cuoco
4/30/2009	PERMIT VISIT	25	D ERSKINE
6/10/2008	PERMIT VISIT	100	B MORGAN

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	33 11 5
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:	

PRINT

Date	Time
10/03/18	04:54:48

LAST REV

Date	Time
06/27/18	14:21:11

apro 2686

