



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GILL III HAROLD P
Owner 2:	GILL ANNE P
Owner 3:	
Street 1:	11 REILING POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	PEDINI - PAUL
Owner 2:	PEDINI - CRISTINA PEREZ
Street 1:	60 BIRCHWOOD LANE
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2.387 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 2008, Having Primarily WOOD SHING Exterior and MEMBRANE Roof Cover, with 0 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 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		0.55		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									16,500						16,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,461,300		1.837	542,400	2,003,700	698 Cluster Subdivision 1/11 interest in common land parcels 33-6-0, 33-6-1 to 33-6-3.	0
132			0.550	16,500	16,500		GIS Ref
Total Card		1,461,300	2.387	558,900	2,020,200	Entered Lot Size	GIS Ref
Total Parcel		1,461,300	2.387	558,900	2,020,200	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card: 350.81		/Parcel: 350.81		Land Unit Type:	07/28/10

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,461,300	0	2.387	558,900	2,020,200	2,020,200	Year End Roll	9/28/2017
2017	101	FV	1,394,100	0	2.387	528,500	1,922,600	1,922,600	Year End Roll	9/29/2016
2016	101	FV	1,381,000	0	2.387	513,300	1,894,300	1,894,300	Year End Roll	1/14/2016
2015	101	FV	1,367,100	0	2.387	476,500	1,843,600	1,843,600	Year End	10/2/2014
2014	101	FV	1,339,400	0	2.387	428,500	1,767,900	1,767,900	Year End Roll	1/23/2014
2013	101	FV	1,311,600	0	2.387	416,500	1,728,100	1,728,100	Year End Roll	10/25/2012
2012	101	FV	1,246,400	0	2.393	520,000	1,766,400	1,766,400	Year End	1/26/2012
2011	101	FV	1,342,200	0	2.393	536,500	1,878,700	1,878,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PEDINI,PAUL	56714-422		4/6/2011		1700000	No	No			
HOBBS BROOK FAR	51666-123		9/9/2008	CHANGE IN US	600000	No	No			see plan #789 of 2008
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
9/19/2008	4053	NEW HOME	600,000	C	7/28/2010			single fam home

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2012	SALES INSP	618	G BOURGAULT
7/28/2010	MEAS/EXT INS	25	D ERSKINE
6/3/2009	MEAS+INSPCTD	25	D ERSKINE

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 2.38655 Total SF/SM: 103958.12 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 3 Total: 558,900 Spl Credit Total: 558,900

