



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DOHERTY CHARLES J
Owner 2:	DOHERTY CHRISTINE E
Owner 3:	
Street 1:	14 REILING POND ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	14 REILING POND DEVELOP LLC -
Owner 2:	-
Street 1:	175 BEDFORD ST SUITE 12
Twn/City:	LEXINGTON
St/Prov:	MA Cntry
Postal:	02420

NARRATIVE DESCRIPTION

This Parcel contains 2.107 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2015, Having Primarily COMP CLAP Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 2 HalfBaths, 0 3/4 Baths, 13 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 Infl	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	1,150,500		1.837	542,400	1,692,900	682 Cluster Subdivision 1/11 interest 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		1,150,500	2.107	544,000	1,694,500	Entered Lot Size	GIS Ref
Total Parcel		1,150,500	2.107	544,000	1,694,500	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:		210.08	/Parcel:	210.08	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	1,150,500	0	2.107	544,000	1,694,500	1,694,500	Year End Roll	9/28/2017
2017	101	FV	1,131,500	0	2.107	513,600	1,645,100	1,645,100	Year End Roll	9/29/2016
2016	101	FV	1,100,000	0	2.107	498,400	1,598,400	1,598,400	Year End Roll	1/14/2016
2015	130	FV		0	2.107	461,600	461,600	461,600	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	2.108	466,200	466,200	466,200	Year End	1/26/2012
2011	130	FV		0	2.108	481,900	481,900	481,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
14 REILING POND	63295-189		2/21/2014	CHANGE IN US	500000	No	No			
Lincoln Farm Es	60537-76		11/20/2012	FORECLOSURE	277000	No	No			
HOBBS BROOK FAR	54786-315		6/4/2010	MULTI-PARCEL	600000	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	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/29/2014	5982	MANUAL	30,000	C	6/8/2015			Sheet metal workfo
7/21/2014	5831	NEW HOME	692,200	C	6/8/2015			Single family hous

ACTIVITY INFORMATION

Date	Result	By	Name
6/17/2015	INFO AT DOOR	619	DH

Sign: VERIFICATION OF VISIT NOT DATA

