



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BURKE JAMES R
Owner 2:	BURKE LAURA M
Owner 3:	
Street 1:	12 REILING POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LINCOLN FARM ESTATES, INC -
Owner 2:	-
Street 1:	15 OLD CARRIAGE PATH
Twn/City:	GROTON
St/Prov:	MA Cntry
Postal:	01450

NARRATIVE DESCRIPTION

This Parcel contains 2.157 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2009, Having Primarily ABOVE AVG Exterior and ASPHALT 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 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		0.32		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R3									1,920						1,900	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,231,600		1.837	542,400	1,774,000	682 Cluster Subdivision 1/11 interest in common land parcels 33-6-0, 33-6-1 to 33-6-3.	0
132			0.320	1,900	1,900		GIS Ref
Total Card		1,231,600	2.157	544,300	1,775,900	Entered Lot Size	GIS Ref
Total Parcel		1,231,600	2.157	544,300	1,775,900	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:		391.60	/Parcel:	391.60	07/28/10
						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	1,231,600	0	2.157	544,300	1,775,900	1,775,900	Year End Roll	9/28/2017
2017	101	FV	1,093,300	0	2.157	513,900	1,607,200	1,607,200	Year End Roll	9/29/2016
2016	101	FV	1,047,700	0	2.157	498,700	1,546,400	1,546,400	Year End Roll	1/14/2016
2015	101	FV	1,038,200	0	2.157	461,900	1,500,100	1,500,100	Year End	10/2/2014
2014	101	FV	971,900	0	2.157	413,900	1,385,800	1,385,800	Year End Roll	1/23/2014
2013	101	FV	952,900	0	2.157	401,900	1,354,800	1,354,800	Year End Roll	10/25/2012
2012	101	FV	835,900	0	2.155	470,400	1,306,300	1,306,300	Year End	1/26/2012
2011	101	FV	1,174,400	0	2.155	486,200	1,660,600	1,660,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LINCOLN FARM ES	56712-120		4/6/2011		1500000	No	No			
HOBBS BROOK FAR	52587-242		4/16/2009	CHANGE IN US	600000	No	No			Land sale now 101.
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
4/2/2009	4143	NEW HOME	415,000	C	3/3/2011			

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2012	SALES INSP	618	G BOURGAULT
7/28/2010	MEAS/EXT INS	25	D ERSKINE
6/30/2009	PERMIT VISIT	25	D ERSKINE

Sign: VERIFICATION OF VISIT NOT DATA

