129	16	0			1 of 1
Map	Lot	Sublot	Building	Unit	CARD

TOTAL ASSESSED: 7,800
!2718!

Town Of Lincoln

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		CAMBRIDGE TP, LINCOLN

429-9 to 14, 429-14 to 24

OWNERSHIP

Owner 1:	HOBBS BROOK FARM PROPERTY
Owner 2:	COMPANY LIMITED PARTNERSHIP
Owner 3:	
Street 1:	10 REILING POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773-2034 Type:

PREVIOUS OWNER

Owner 1:	BREITER CHRISTINA REILING -
Owner 2:	BREITER HANS -
Street 1:	268 CAMBRIDGE TPKE
Twn/City:	LINCOLN
St/Prov:	MA Cntry:
Postal:	01773-2034

NARRATIVE DESCRIPTION

This Parcel contains 1.308 ACRES of land mainly classified as PRIVATE WAY

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
997			1.308	7,800	7,800
Total Card			1.308	7,800	7,800
Total Parcel			1.308	7,800	7,800

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description
682

User Acct
0

GIS Ref

GIS Ref

Insp Date

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 129 16 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	997	FV		0	1.308	7,800	7,800	7,800	Year End Roll	9/28/2017
2017	997	FV		0	1.308	7,800	7,800	7,800	Year End Roll	9/29/2016
2016	997	FV		0	1.308	7,800	7,800	7,800	Year End Roll	1/14/2016
2015	997	FV		0	1.308	7,800	7,800	7,800	Year End	10/2/2014
2014	997	FV		0	1.308	7,800	7,800	7,800	Year End Roll	1/23/2014
2013	997	FV		0	1.308	7,800	7,800	7,800	Year End Roll	10/25/2012
2012	997	FV		0	1.308	7,800	7,800	7,800	Year End	1/26/2012
2011	997	FV		0	1.308	7,800	7,800	7,800	Year End	2/10/2011

PRINT

Date	Time
10/03/18	05:07:23

LAST REV

Date	Time
08/22/17	14:37:38
blakeley	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2718

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
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	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	33 6 3
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:	

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
997	PRIVATE WA		1.308		ACRES	UNDEV	0.2	0	30,000.	0.200	R1									7,848						7,800	Unbuildable

Total AC/HA:	1.30800	Total SF/SM:	56976.48	Parcel LUC:	997	PRIVATE WAY	Prime NB Desc	RES CAT 1	Total:	7,848	Spl Credit		Total:	7,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: FY2019 apro 2019

EXTERIOR INFORMATION

Type:	
Sty Ht:	
(Liv) Units:	Total:
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:	%		
Partition:			
Prim Floors:			
Sec Floors:	%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	0.0	%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	0	%

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMMENTS

roadway Reiling Pond Road.

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:		HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	1240282.247

Juris. Factor:		Val/Su Fin:	
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:		Total:	
Size Ad	Gross Area	FinArea	

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro **Patriot Properties, Inc**

PARCEL ID

129 16 0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	