



Patriot
Properties Inc.

PROPERTY LOCATION

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

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 9.65 ACRES of land mainly classified as OPEN SPACE

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
999	OPEN SPACE		9.65		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R1									57,900						57,900	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
999			9.650	57,900	57,900	129-9 to 11, 129-17 to 24	0
							GIS Ref
							GIS Ref
							Insp Date
Total Card			9.650	57,900	57,900	Entered Lot Size	
Total Parcel			9.650	57,900	57,900	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A		/Parcel: N/A		Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	999	FV		0	9.65	57,900	57,900	57,900	Create Final value 2019	6/4/2019
2018	999	FV		0	9.65	57,900	57,900	57,900	Year End Roll	9/28/2017
2017	999	FV		0	9.65	57,900	57,900	57,900	Year End Roll	9/29/2016
2016	999	FV		0	9.65	57,900	57,900	57,900	Year End Roll	1/14/2016
2015	999	FV		0	9.65	57,900	57,900	57,900	Year End	10/2/2014
2014	999	FV		0	9.65	57,900	57,900	57,900	Year End Roll	1/23/2014
2013	999	FV		0	9.65	57,900	57,900	57,900	Year End Roll	10/25/2012
2012	999	FV		0	9.65	57,900	57,900	57,900	Year End	1/26/2012

SALES INFORMATION

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	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

