



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PANETTA TR FRANK J
Owner 2:	
Owner 3:	LEXINGTON ROAD REALTY TRUST
Street 1:	109 PAGE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.157 ACRES of land mainly classified as LAND

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U		
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
130	LAND		80000		SQUARE FE	PRIME SITE		0	7.	1.000	R3									560,000						560,000	
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
130			1.837	560,000	560,000	Cluster Subdivision 1/11 interest in common land parcels 33-6-0, 33-6-1 to 33-6-3.
132			0.320	1,900	1,900	
Total Card			2.157	561,900	561,900	Entered Lot Size
Total Parcel			2.157	561,900	561,900	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel:	N/A
						Land Unit Type:

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	130	FV		0	2.157	544,300	544,300	544,300	Create Final value 2019	6/4/2019
2018	130	FV		0	2.157	544,300	544,300	544,300	Year End Roll	9/28/2017
2017	130	FV		0	2.157	513,900	513,900	513,900	Year End Roll	9/29/2016
2016	130	FV		0	2.157	498,700	498,700	498,700	Year End Roll	1/14/2016
2015	130	FV		0	2.157	461,900	461,900	461,900	Year End	10/2/2014
2014	130	FV		0	2.157	413,900	413,900	413,900	Year End Roll	1/23/2014
2013	130	FV		0	2.157	401,900	401,900	401,900	Year End Roll	10/25/2012
2012	130	FV		0	2.156	470,400	470,400	470,400	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HOBBS BROOK FAR	45704-370		7/27/2005	CONVENIENC		0	Yes	No		
PANETTA FRANK J	45704-356		7/27/2005	CONVENIENC		0	Yes	No		
PANETTA FRANK J	38990-223		4/30/2003	FAMILY	150000	Yes	No			
PANETTA ROSEMAR	38201-526		3/7/2003	SUBSEQUENT S	150000	Yes	No			
	10645-112		9/19/1964			0	No	No		

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

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

