



**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	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	User Acct
101	1,266,800		1.837	560,000	1,826,800	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		1,266,800	2.157	561,900	1,828,700	Entered Lot Size	GIS Ref
Total Parcel		1,266,800	2.157	561,900	1,828,700	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card: 403.24		/Parcel: 403.24		Land Unit Type:	07/28/10

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	1,231,600	0	2.157	544,300	1,775,900	1,775,900	Create Final value 2019	6/4/2019
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

**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 \_\_\_/\_\_\_/\_\_\_

