



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
0		CAMBRIDGE TP, LINCOLN
<b>OWNERSHIP</b>		
Unit #:		
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:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
999			9.650	57,900	57,900	129-9 to 11, 129-17 to 24
<b>Total Card</b>			9.650	57,900	57,900	Entered Lot Size
<b>Total Parcel</b>			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:

User Acct
0
GIS Ref
GIS Ref
Insp Date

**PREVIOUS OWNER**

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

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	999	FV		0	9.65	57,900	57,900	57,900	Year End Roll	10/15/2020
2020	999	FV		0	9.65	57,900	57,900	57,900	Year End Roll	9/26/2019
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

**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	590,000	No	No			
VENIER, ANTHONY	25411-139		6/15/1995	OTHER	820,000	No	No		PARCEL 31-2-0 ALSO	
ETTORE VENIER	15720-195		8/3/1984	FAMILY	200,300	No	No			

**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	Descip	%	Item	Code	Descip
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

**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

**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

Total AC/HA: 9.65000	Total SF/SM: 420353.97	Parcel LUC: 999	OPEN SPACE	Prime NB Desc	RES CAT 1	Total: 57,900	Spl Credit	Total: 57,900
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