



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
0		CAMBRIDGE TP, LINCOLN
20097160000 to 24		
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: _____	

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

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
997			1.308	7,800	7,800	682
Total Card			1.308	7,800	7,800	Entered Lot Size
Total Parcel			1.308	7,800	7,800	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
2021	997	FV		0	1.308	7,800	7,800	7,800	Year End Roll	10/15/2020
2020	997	FV		0	1.308	7,800	7,800	7,800	Year End Roll	9/26/2019
2019	997	FV		0	1.308	7,800	7,800	7,800	Create Final value 2019	6/4/2019
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

**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			

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

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	

PRINT	Date	Time
	09/30/21	22:31:28
LAST REV	Date	Time
	08/22/17	14:37:38
	blakeley	
	2718	

**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:	

