

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		LAUREL DR, LINCOLN

OWNERSHIP

Owner 1:	REITER ANDREW
Owner 2:	REITER ALEXANDRA
Owner 3:	
Street 1:	34 LAUREL DR
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4511 Type:

PREVIOUS OWNER

Owner 1:	FREUD - SOPHIE
Owner 2:	-
Street 1:	34 LAUREL DR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4511

NARRATIVE DESCRIPTION

This parcel contains 1.92 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1957, having primarily WOOD Exterior and 2361 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.083		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									2,905						2,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.920	610,800	10,300	961,300	1,582,400
Total Card 1.920 610,800 10,300 961,300 1,582,400					
Total Parcel 1.920 610,800 10,300 961,300 1,582,400					
Source: Market Adj Cost		Total Value per SQ unit /Card: 670.33		/Parcel: 670.33	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	551,500	9600	1.92	933,300	1,494,400		Year End Roll	12/2/2024
2024	101	FV	545,200	9600	1.92	914,500	1,469,300		Year end	11/9/2023
2023	101	FV	356,400	9600	1.92	742,500	1,108,500	1,108,500	Year end	11/3/2022
2022	101	FV	313,400	13300	1.92	687,300	1,014,000	1,014,000	Year End Roll	10/19/2021
2021	101	FV	294,100	13300	1.92	642,500	949,900	949,900	Year End Roll	10/15/2020
2020	101	FV	289,100	13300	1.92	666,500	968,900	968,900	Year End Roll	9/26/2019
2019	101	FV	286,600	13300	1.92	648,900	948,800	948,800	Create Final va	6/4/2019
2018	101	FV	286,600	13300	1.92	648,900	948,800	948,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FREUD,SOPHIE	80805-139		10/7/2022		1,570,000	No	No		
LOEWENSTEIN PAU	19951-106		7/19/1989	FAMILY		No	No		

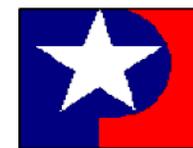
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/3/2025	1	SOLAR PA	81,900	C				
6/13/2024	E-24-0120	MANUAL	10,000	C				
3/28/2024	SH-24-0008	SHEET MT	8,000	C				HVAC install for r
3/22/2024	R-24-0047	RENOVATI	215,000	O				Remodel master bdr
4/26/2023	R-23-0101	WEATHERI	7,000	C				Weatherization/air

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2017	MEAS/EXT INS	4	JG
7/7/2008	MEAS/EXT INS	25	D ERSKINE
9/7/2001	M&L EXTERIOR	615	
2/26/1996	MEAS+INSPCTD	606	
12/11/1990	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	110 30 0
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:	
CivilDistrict:	
Ratio:	

Parcel ID 181 16 0
 Entered Lot Size
 Total Land:
 Land Unit Type:
 !303!
 PRINT Date Time 09/26/25 14:28:15
 LAST REV Date Time 07/22/25 14:05:53
 apro 303

