

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		SMITH HL, LINCOLN

OWNERSHIP

Owner 1:	REIFF TR BRENDON DANIEL
Owner 2:	REIFF TR RACHEL A
Owner 3:	BR REIFF TRUST
Street 1:	3 SMITH HILL ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	REIFF - BRENDON DANIEL
Owner 2:	REIFF - RACHEL A
Street 1:	3 SMITH HILL ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 2.217 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1983, having primarily CLAPBOARD Exterior and 4544 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 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	
132	UNDEV		0.38		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R4									2,660						2,700	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
132	0.380			2,700	2,700	
101	1.837	844,500	3,800	958,400	1,806,700	
Total Card		2.217	844,500	3,800	961,100	1,809,400
Total Parcel		2.217	844,500	3,800	961,100	1,809,400
Source: Market Adj Cost		Total Value per SQ unit /Card:		398.20	/Parcel: 398.20	

Legal Description	User Acct
Cluster Subdivision 1/9 interest in common land parcels 15-1-0 and 15-1-10.	
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	776,700	3500	2.217	933,100	1,713,300		Year End Roll	12/2/2024
2024	101	FV	767,800	3500	2.217	914,300	1,685,600		Year end	11/9/2023
2023	101	FV	661,600	3500	2.217	742,300	1,407,400	1,407,400	Year end	11/3/2022
2022	101	FV	553,700	2500	2.217	687,100	1,243,300	1,243,300	Year End Roll	10/19/2021
2021	101	FV	523,800	2500	2.217	642,300	1,168,600		Year End Roll	10/15/2020
2020	101	FV	514,700	2500	2.217	666,300	1,183,500		Year End Roll	9/26/2019
2019	101	FV	506,100	2500	2.217	648,700	1,157,300		Create Final va	6/4/2019
2018	101	FV	506,100	0	2.217	648,700	1,154,800	1,154,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REIFF,BRENDON D	84197-351		6/6/2025	CONVENIENC	99	No	No		
SRIVASTAVA,PIYU	74632-569		5/8/2020		1,150,000	No	No		
SRIVASTAVA,GITA	71212-591		6/26/2018	FAMILY	1,150,000	No	No		
BURKE,KATHLEEN	64726-210		12/29/2014		1,100,000	No	No		
LANDREW REALTY	15320-287		11/17/1983		301,650	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/30/2025	R-25-117		20,000	O				
12/27/2023	R-23-0305	KITCHEN	60,000	O				Remodel of kitchen
4/13/2023	R-23-0090	SIDING	53,400	C				Replace existing e
8/22/2022	R-22-0197	WINDOWS	3,357	C				Install 1 new repl
8/15/2022	R-22-0191	BATH	28,500	O				Renovate bath, hal
7/18/2022	R-22-0164	SOLAR PA	49,604	C				Install 32 roof-mo
12/15/2020	R-20-0232	WINDOWS	40,950	C				Replace 26 windows
7/15/2020	R-20-0112	RENOVATI	50,000	C	4/22/2021			2nd floor bedroom
5/19/2020	R-20-0076	ROOF	18,000	C				Strip & re-roof dw
10/19/2001	2370	MANUAL	500	C	6/29/2002			bump out for firep

ACTIVITY INFORMATION

Date	Result	By	Name
7/8/2021	QUESTIONNAIR	624	W Coelho
7/1/2021	QUESTIONNAIR	624	W Coelho
5/9/2018	MEAS/EXT INS	622	K Cuoco
9/17/2009	MEAS/EXT INS	25	D ERSKINE
6/29/2002	MEAS/EXT INS	613	
2/10/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1:	15 1 1
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:	

