



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		CAMBRIDGE TP, LINCOLN

OWNERSHIP

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 Infru	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	User Acct
997			1.308	7,800	7,800	682	0
Total Card							GIS Ref
Total Parcel							GIS Ref
Source: Market Adj Cost Total Value per SQ unit /Card: N/A /Parcel: N/A							Insp Date
							Parcel ID 129 16 0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
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
2013	997	FV		0	1.308	7,800	7,800	7,800	Year End Roll	10/25/2012

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	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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.30800	Total SF/SM:	56976.48	Parcel LUC:	997 PRIVATE WAY	Prime NB Desc:	RES CAT 1	Total:	7,848	SpI Credit:		Total:	7,800
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