129	9	0			1 of 1	RESIDENTIAL
Map	Lot	Sublot	Building	Unit	CARD	

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	1,499,200	/	1,499,200
USE VALUE:	1,499,200	/	1,499,200
ASSESSED:	1,499,200	/	1,499,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		REILING POND RD, LINCOLN

OWNERSHIP

Unit #:

Owner 1:	BREITER CHRISTINA REILING
Owner 2:	BREITER HANS C R
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:	HOBBS BROOK FARM PROPERTY CO L -
Owner 2:	-
Street 1:	10 REILING POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry:
Postal:	01773-2034

NARRATIVE DESCRIPTION

This parcel contains 9.423 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1680, having primarily CLAPBOARD Exterior and 4875 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	Residential	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	5.476			38,300	38,300
101	3.947	519,100	92,700	849,100	1,460,900
Total Card	9.423	519,100	92,700	887,400	1,499,200
Total Parcel	9.423	519,100	92,700	887,400	1,499,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 307.56 | /Parcel: 307.56

Legal Description

682 Cluster Subdivision 1/11 interest in common land parcels 33-6-0, 33-6-1 to 33-6-3.

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	07/19/18

PREVIOUS ASSESSMENT

Parcel ID: 129 9 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	PTCH	509,300	92700	9.423	856,100	1,458,100		test PP assd va	7/3/2024
2025	101	Test	509,300	92700	9.423	856,100	1,458,100		test assessed v	1/19/2024
2024	101	FV	509,300	92700	9.423	856,100	1,458,100		Year end	11/9/2023
2024	101	PTCH	509,300	92700	9.423	856,100	1,458,100	1,458,100	patch	11/7/2023
2023	101	FV	425,000	92700	9.423	796,100	1,313,800	1,313,800	Year end	11/3/2022
2022	101	FV	369,000	94200	9.423	728,900	1,192,100	1,192,100	Year End Roll	10/19/2021
2021	101	FV	372,100	94200	9.423	656,100	1,122,400	1,122,400	Year End Roll	10/15/2020
2020	101	FV	378,500	94200	9.423	656,100	1,128,800	1,128,800	Year End Roll	9/26/2019

!1132!

PRINT

Date	Time
09/25/24	19:05:37

LAST REV

Date	Time
12/20/23	13:58:12
blakeley	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1132

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOBBS BROOK FAR	39962-377		7/16/2003	CONVENIENC	99	No	No		
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		

USER DEFINED

Prior Id # 1:	33 1 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:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/1/2023	SH-23-0011	SHEET MT	28,600	C				Design & install 4
8/1/2023	MEC-23-001	MECHANIC	22,500	C				2 Mitsubishi syste

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	MEAS/EXT INS	622	K Cuoco
6/3/2009	MEAS/EXT INS	25	D ERSKINE
1/15/1996	MEAS+INSPCTD	606	

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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	9.69	1.00	R3									775,200						775,200	
101	ONE FAM		2.11077		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									73,877						73,900	
132	UNDEV		2.57		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R3									17,990						18,000	Cons Restr
132	UNDEV		2.906		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R3									20,342						20,300	Cons Restr, Wetlan

Total AC/HA:	9.42332	Total SF/SM:	410480	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	887,409	Spl Credit		Total:	887,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	1 - ANTIQUE		
Sty Ht:	2A - 2A		
(Liv) Units:	1	Total:	1
Foundation:	3 - BRK OR STN		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	1680	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - PLASTER		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	2 - SOFTWOOD		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	5 - STEAM		
# Heat Sys:	1		
% Heated:	85	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

Full Bath	4	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	2	Rating:	AVERAGE

OTHER FEATURES

Kits:	2	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	4	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:	L - LOCATN	30.	%
Special:			%
Override:			%
	Total:	54.5	%

CALC SUMMARY

Basic $ / SQ:	143.00
Size Adj.:	0.87308830
Const Adj.:	0.99970198
Adj $ / SQ:	124.814
Other Features:	79786
Grade Factor:	1.45
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1140780
Depreciation:	621725
Depreciated Total:	519055

COMMENTS

IN-LAW APT HOAR TAVERN & BARN PCR
10/29/04 BK44000 PG43: lot 11.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	5	Baths:	4	HB	1				

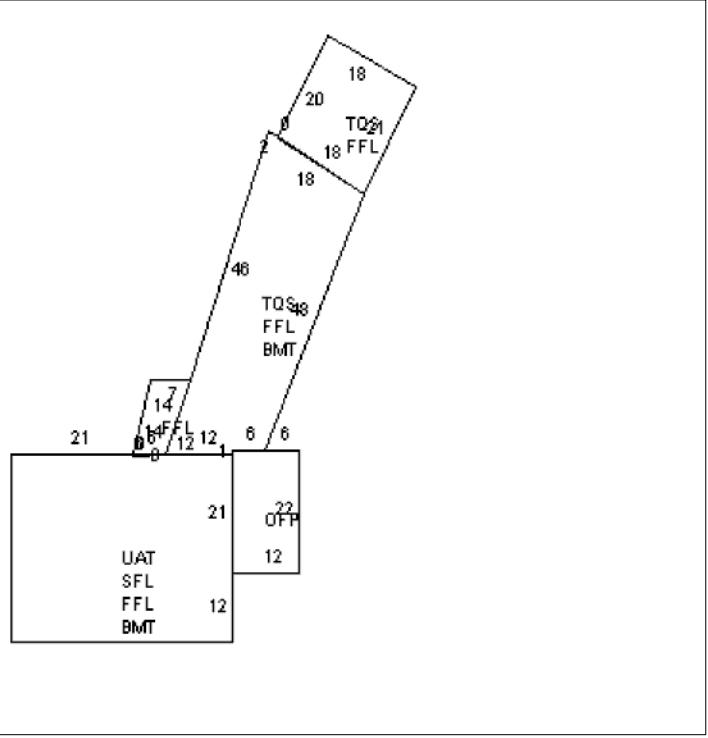
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	5	1
Totals			
1	11	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 1240282.247

Juris. Factor:		Before Depr:	180.98
Special Features:	0	Val/Su Net:	68.38
Final Total:	519100	Val/Su SzAd	106.49

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,712	124.810	338,497
BMT	BASEMENT	2,259	31.200	70,489
SFL	2ND FLOOR	1,158	124.810	144,573
TQS	3/4 STORY	1,004	124.810	125,345
OFP	OPEN PORCH	264	15.000	3,960
UAT	UNF ATTIC	193	124.810	24,095

Net Sketched Area:	7,591			Total:	706,959
Size Ad	4874.5499	Gross Area	9148	FinArea	4875

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				0

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
33	2 ST BARN	A	Y	1	2911	A	FR	1680	55.00	M	50	101			80,100			80,100
31	BARN	D	Y	1	756	F	PR	1910	31.50	T	80	101			4,800			4,800
12	POOL I-G	D	Y	1	20X40	F	FR	1980	19.80	T	75	101			4,000			4,000
2	SHED/FR	A	Y	1	16X71	F	FR	1910	13.50	T	75	101			3,800			3,800

PARCEL ID

129 9 0

More:	N	Total Yard Items:	92,700	Total Special Featues:		Total:	92,700