

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		WHEELER RD, LINCOLN

OWNERSHIP

Owner 1:	MACDONALD JR STEWART G
Owner 2:	MACDONALD CYNTHIA D
Owner 3:	
Street 1:	24 WHEELER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2021 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7.6 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1970, having primarily BRICK VENTR Exterior and 9387 Square Feet, with 1 Unit, 6 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 5 Bd rms.

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	14.04	1.00	R6									1,123,200						1,123,200	
101	ONE FAM		5.763		ACRES	EXCESS ACRE		0	45,000.	1.00	R6									259,335						259,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7.600	2,721,900	800	1,382,500	4,105,200
Total Card 7.600 2,721,900 800 1,382,500 4,105,200					
Total Parcel 7.600 2,721,900 800 1,382,500 4,105,200					
Source: Market Adj Cost		Total Value per SQ unit /Card:		437.32	/Parcel: 437.32

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	2,338,400	700	7.6	1,281,700	3,620,800		Year End Roll	12/2/2024
2024	101	FV	2,213,900	700	7.6	1,172,900	3,387,500		Year end	11/9/2023
2023	101	FV	2,198,400	700	7.6	1,152,900	3,352,000	3,352,000	Year end	11/3/2022
2022	101	FV	1,956,800	1000	7.6	1,094,500	3,052,300	3,052,300	Year End Roll	10/19/2021
2021	101	FV	1,833,700	1000	7.6	1,132,900	2,967,600	2,967,600	Year End Roll	10/15/2020
2020	101	FV	2,007,700	1000	7.6	1,092,900	3,101,600	3,101,600	Year End Roll	9/26/2019
2019	101	FV	2,013,600	1000	7.6	1,068,100	3,082,700	3,082,700	Create Final va	6/4/2019
2018	101	FV	2,013,600	1000	7.6	1,068,100	3,082,700	3,082,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHURCHILL, RICH	24611-514		6/10/1994		1,465,000	No	No		
ROBERT L. DORET	18674-235		11/6/1987		1,200,000	No	No		

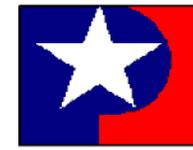
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/15/2007	3746	ROOF		C				strip & re-roof dw
4/10/2007	3643	MANUAL	15,000	C	6/19/2007			repairs to porch
8/26/2003	2759	RENOVATI	50,000	C	5/22/2004			kitchen
7/25/2000	2027	RENOVATI	30,000	C	6/5/2001			2 bathrooms
12/10/1996	1103-96	RENOVATI	50,000	C	7/17/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
4/12/2018	MEAS/EXT INS	622	K Cuoco
11/9/2010	MEAS+INSPCTD	618	G BOURGAULT
6/19/2007	MEAS/EXT INS	100	
5/22/2004	MEAS+INSPCTD	615	
6/5/2001	ENTRY DENIED	615	
12/1/2000	M&L EXTERIOR	610	
7/17/1997	MEAS/EXT INS	600	
11/6/1995	MEAS+INSPCTD	607	
7/28/1995	MEAS/EXT INS	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	35 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:	

