



**Patriot**  
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KING TR STEPHEN
Owner 2:	STEPHEN KING LIVING TRUST
Owner 3:	
Street 1:	BOX 70
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-0070 Type:

PREVIOUS OWNER

Owner 1:	KING - STEPHEN
Owner 2:	KING - GAIL M
Street 1:	BOX 70
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-0070

NARRATIVE DESCRIPTION

This parcel contains 6.25 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1970, having primarily WOOD SHING Exterior and 5774 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 14 Rooms, and 6 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	14.04	1.00	R6									1,123,200						1,123,200	
101	ONE FAM		3.163		ACRES	EXCESS ACRE		0	45,000.	1.00	R6									142,335						142,300	
101	ONE FAM		1.25		ACRES	UNDEV	0.2	0	45,000.	0.20	R6									11,250						11,300	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6.250	1,078,100	14,700	1,276,800	2,369,600
Total Card 6.250 1,078,100 14,700 1,276,800 2,369,600					
Total Parcel 6.250 1,078,100 14,700 1,276,800 2,369,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 410.43		/Parcel: 410.43	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	990,600	13800	6.25	1,199,500	2,203,900		Year End Roll	12/2/2024
2024	101	FV	980,000	13800	6.25	1,102,400	2,096,200		Year end	11/9/2023
2023	101	FV	853,100	13800	6.25	1,082,400	1,949,300	1,949,300	Year end	11/3/2022
2022	101	FV	723,800	14800	6.25	1,024,000	1,762,600	1,762,600	Year End Roll	10/19/2021
2021	101	FV	648,300	14800	6.25	1,062,400	1,725,500	1,725,500	Year End Roll	10/15/2020
2020	101	FV	638,200	14800	6.25	1,022,400	1,675,400	1,675,400	Year End Roll	9/26/2019
2019	101	FV	619,600	14800	6.25	997,600	1,632,000	1,632,000	Create Final va	6/4/2019
2018	101	FV	619,600	14800	6.25	997,600	1,632,000	1,632,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KING,STEPHEN	83773-411		2/18/2025	CONVENIENC		1	No	No	
DJR NOMINE TRUS	27703-254		9/24/1997		995,000		No	No	
DIANNA J RUST	21313-428		7/26/1991	OTHER			No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/25/2021	R-21-0008	ROOF	23,775	O	3/31/2021			Strip & re-roof ru

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2013	MEAS/EXT INS	25	D ERSKINE
6/21/2007	MEAS/EXT INS	616	D MANZELLO
12/1/2000	M&L EXTERIOR	610	
5/7/1996	MEAS+INSPCTD	606	
11/28/1995	ENTRY DENIED	607	

Sign: VERIFICATION OF VISIT NOT DATA

