



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ARCAND JR TR EUGINE J
Owner 2:	DIGIOVANNI TR RITA J
Owner 3:	27 WHEELER ROAD REALTY TRUST
Street 1:	27 WHEELER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2001 Type:

PREVIOUS OWNER

Owner 1:	ARCAND EUGENE J JR -
Owner 2:	DIGIOVANNI RITA J -
Street 1:	27 WHEELER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2001

NARRATIVE DESCRIPTION

This parcel contains 6.9 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1966, having primarily CLAPBOARD Exterior and 4802 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 11 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	14.04	1.00	R6									1,123,200						1,123,200	
101	ONE FAM		3.153		ACRES	EXCESS ACRE		0	45,000.	1.00	R6									141,885						141,900	
101	ONE FAM		1.91		ACRES	UNDEV	0.2	0	45,000.	0.20	R6									17,190						17,200	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6.900	806,700	10,300	1,282,300	2,099,300
Total Card 6.900 806,700 10,300 1,282,300 2,099,300					
Total Parcel 6.900 806,700 10,300 1,282,300 2,099,300					
Source: Market Adj Cost		Total Value per SQ unit /Card: 437.16		/Parcel: 437.16	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	762,200	17800	6.9	1,203,800	1,983,800		Year End Roll	12/2/2024
2024	101	FV	751,800	17800	6.9	1,106,100	1,875,700		Year end	11/9/2023
2023	101	FV	746,600	17800	6.9	1,086,100	1,850,500	1,850,500	Year end	11/3/2022
2022	101	FV	668,400	21300	6.9	1,027,700	1,717,400	1,717,400	Year End Roll	10/19/2021
2021	101	FV	626,700	21300	6.9	1,066,100	1,714,100	1,714,100	Year End Roll	10/15/2020
2020	101	FV	621,500	21300	6.9	1,026,100	1,668,900	1,668,900	Year End Roll	9/26/2019
2019	101	FV	564,400	21300	6.9	1,001,300	1,587,000	1,587,000	Create Final va	6/4/2019
2018	101	FV	564,400	21300	6.9	1,001,300	1,587,000	1,587,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ARCAND EUGENE J	56296-458		1/18/2011	FAMILY	10	No	No		
BENJAMIN DANE	19512-530		12/6/1988		990,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/9/2020	R-20-0179	WINDOWS	8,568	C				Replace 3 windows
6/15/2015	6116	WINDOWS	6,813	C				Replace 3 windows
2/14/2014	5649	RENOVATI	20,000	C	5/27/2014			replace sunroom wi

ACTIVITY INFORMATION

Date	Result	By	Name
1/8/2025	MEAS/EXT INS	6	JN
5/27/2014	MEAS/EXT INS	25	D ERSKINE
9/11/2013	MEAS/EXT INS	25	D ERSKINE
6/21/2007	MEAS/EXT INS	616	D MANZELLO
12/1/2000	M&L EXTERIOR	610	
11/6/1995	ENTRY DENIED	607	
4/27/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA

