

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MULLEN TR THOMAS WILLIAM
Owner 2:	COLEMAN TR CATHERINE LOUISE
Owner 3:	MULLEN COLEMAN REALTY TRUST
Street 1:	23 WHEELER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2001 Type:

PREVIOUS OWNER

Owner 1:	MULLEN - THOMAS WILLIAM
Owner 2:	COLEMAN - CATHERINE LOUISE
Street 1:	23 WHEELER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2001

NARRATIVE DESCRIPTION

This parcel contains 3.93 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1967, having primarily WOOD Exterior and 7609 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 2 HalfBaths, 14 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
				Sewer		
				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		1.163		ACRES	EXCESS ACRE		0	45,000.	1.00	R6									52,335						52,300	
101	ONE FAM		0.93		ACRES	UNDEV	0.2	0	45,000.	0.20	R6									8,370						8,400	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.930	1,455,500		1,183,900	2,639,400
Total Card		3.930	1,455,500	1,183,900	2,639,400
Total Parcel		3.930	1,455,500	1,183,900	2,639,400
Source: Market Adj Cost		Total Value per SQ unit /Card: 346.86		/Parcel: 346.86	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,336,500	0	3.93	1,127,200	2,463,700		Year End Roll	12/2/2024
2024	101	FV	1,321,200	0	3.93	1,040,500	2,361,700		Year end	11/9/2023
2023	101	FV	1,138,500	0	3.93	1,020,500	2,159,000	2,159,000	Year end	11/3/2022
2022	101	FV	969,600	0	3.93	962,100	1,931,700	1,931,700	Year End Roll	10/19/2021
2021	101	FV	897,000	0	3.93	1,000,500	1,897,500	1,897,500	Year End Roll	10/15/2020
2020	101	FV	881,800	0	3.93	960,500	1,842,300	1,842,300	Year End Roll	9/26/2019
2019	101	FV	836,000	0	3.93	935,700	1,771,700	1,771,700	Create Final va	6/4/2019
2018	101	FV	823,500	0	3.93	935,700	1,759,200	1,759,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MULLEN,THOMAS W	82058-280		10/2/2023	CONVENIENC		1	No	No	
NEWMAN,MARY SHA	63622-291		5/16/2014		1,750,000	No	No		
	11110-353		5/1/1966		45,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/24/2024	R-24-0068	SKYLIGHT	227,494	C				Remove existing sk
5/5/2020	R-20-0069	MANUAL	95,935	O	8/31/2020			Remove & rebuild c
10/1/2018	7210	MANUAL	100,000	C	6/11/2019			Replace sliding do
5/31/2017	6756	SHEET MT	2,500	C				Sheet metal work f
3/30/2017	6708	KITCHEN	329,398	C	1/30/2018			Remodel kitchen, r
12/23/2014	5981	MANUAL	500	C				Sheet metal work t
9/17/2014	5907	RENOVATI	40,000	C	5/29/2015			Remodel master bat

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2015	PERMIT VISIT	619	DH
7/29/2008	MEAS/EXT INS	25	D ERSKINE
3/17/2001	M&L COMPLETE	610	
11/6/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	35 7 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:	

!1206!

PRINT

Date	Time
09/26/25	16:00:14

LAST REV

Date	Time
11/15/24	12:04:29

blakeley
1206

PAT ACCT.

