

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KERR WILLIAM R
Owner 2:	KERR SARI A
Owner 3:	
Street 1:	1371 MASSACHUSETTS AVENUE
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02420 Type:

PREVIOUS OWNER

Owner 1:	JHA ANIL D -
Owner 2:	JHA STEFANIA R -
Street 1:	PO BOX 300
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2001

NARRATIVE DESCRIPTION

This parcel contains 3.047 ACRES of land mainly classified as ONE FAM with a TUDOR Building built about 1974, having primarily STUCCO Exterior and 4165 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		1.21		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									8,470						8,500	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.047	697,200	800	966,900	1,664,900
Total Card 3.047 697,200 800 966,900 1,664,900					
Total Parcel 3.047 697,200 800 966,900 1,664,900					
Source: Market Adj Cost		Total Value per SQ unit /Card: 399.74		/Parcel: 399.74	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	634,800	800	3.047	938,900	1,574,500		Year End Roll	12/2/2024
2024	101	FV	618,800	800	3.047	919,300	1,538,900		Year end	11/9/2023
2023	101	FV	571,100	800	3.047	747,300	1,319,200	1,319,200	Year end	11/3/2022
2022	101	FV	499,900	1100	3.047	692,100	1,193,100	1,193,100	Year End Roll	10/19/2021
2021	101	FV	487,700	1100	3.047	647,300	1,136,100	1,136,100	Year End Roll	10/15/2020
2020	101	FV	487,700	1100	3.047	671,300	1,160,100	1,160,100	Year End Roll	9/26/2019
2019	101	FV	442,900	1100	3.047	653,700	1,097,700	1,097,700	Create Final va	6/4/2019
2018	101	FV	442,900	1100	3.047	653,700	1,097,700	1,097,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JHA ANIL D,	50777-223		2/26/2008		1,185,000	No	No		
RODMAN PAUL N,	27959-383		12/10/1997		685,000	No	No		
RODMAN LAURA D	23264-238		6/3/1993	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/16/2012	5095	MANUAL	850	C				sheet metal permit
7/5/2012	5088	RENOVATI	43,400	C	6/25/2013			remodel 2 baths;

ACTIVITY INFORMATION

Date	Result	By	Name
12/17/2024	INSPECTED	6	JN
6/25/2013	MEAS+INSPCTD	25	D ERSKINE
2/17/2009	MEAS+INSPCTD	100	
6/21/2007	MEAS+EXT INS	616	D MANZELLO
12/1/2000	M&L COMPLETE	610	
11/6/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	36 10 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:	

!1208!

PRINT  
 Date Time  
 09/26/25 16:00:27

LAST REV  
 Date Time  
 12/18/24 13:31:19  
 apro  
 1208

PAT ACCT.

