Map	Lot	Sublot	Building	Unit	CARD
127	21	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	1,500,200	/	1,500,200
USE VALUE:	1,500,200	/	1,500,200
ASSESSED:	1,500,200	/	1,500,200

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	RIDICK CHRISTOPHER J		
Owner 2:			
Owner 3:			
Street 1:	6 WHEELER ROAD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773	Type:	

PREVIOUS OWNER

Owner 1:	RIDICK - CHRISTOPHER J
Owner 2:	LANGER - EDWARD
Street 1:	6 WHEELER ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 2.337 ACRES of land mainly classified as ONE FAM with a DECK HSE Building built about 1973, having primarily WOOD Exterior and 2928 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.337	537,800	500	961,900	1,500,200
Total Card	2.337	537,800	500	961,900	1,500,200
Total Parcel	2.337	537,800	500	961,900	1,500,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 512.36 | /Parcel: 512.36

Legal Description

User Acct

GIS Ref

GIS Ref

Insp Date 10/20/16

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 127 21 0

!1217!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	506,100	500	2.337	933,900	1,440,500		Year End Roll	12/2/2024
2024	101	FV	514,600	500	2.337	915,000	1,430,100		Year end	11/9/2023
2023	101	FV	399,500	500	2.337	743,000	1,143,000	1,143,000	Year end	11/3/2022
2022	101	FV	342,100	500	2.337	687,800	1,030,400	1,030,400	Year End Roll	10/19/2021
2021	101	FV	314,400	500	2.337	643,000	957,900	957,900	Year End Roll	10/15/2020
2020	101	FV	286,700	500	2.337	667,000	954,200	954,200	Year End Roll	9/26/2019
2019	101	FV	267,300	500	2.337	649,400	917,200	917,200	Create Final va	6/4/2019
2018	101	FV	267,300	500	2.337	649,400	917,200	917,200	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	16:01:25

LAST REV

Date	Time
07/21/25	14:53:30

apro

USER DEFINED

Prior Id # 1:	36 2 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:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1217

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RIDICK,CHRISTOP	68792-354		3/6/2017	CONVENIENC	1	No	No		
COOK TR,MARIAN	66342-313		11/5/2015	DIVORCE/ESTA	830,000	No	No		
COOK PAUL W JR,	48966-152		2/7/2007	FAMILY	1	No	No		
COOK PAUL W JR,	44075-313		11/10/2004	CONVENIENC	1	No	No		
SWANSON ROAD RE	12800-202		5/27/1975		120,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/8/2025	R-25-0097		34,369	C				
5/9/2022	R-22-0097	SOLAR PA	13,514	C				Install 21 roof-mo
3/28/2022	R-22-0058	ROOF	13,598	C				Strip & re-roof ap

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2016	MEAS+INSPCTD	618	G BOURGAULT
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	
5/7/1996	MEAS+INSPCTD	606	
11/6/1995	ENTRY DENIED	607	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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 Influ	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		0.5		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									3,500						3,500	Wetland

Total AC/HA:	2.33655	Total SF/SM:	101780	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	961,900	Spl Credit		Total:	961,900

EXTERIOR INFORMATION

Type:	20 - DECK HSE
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	26 - WOOD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

BATH FEATURES

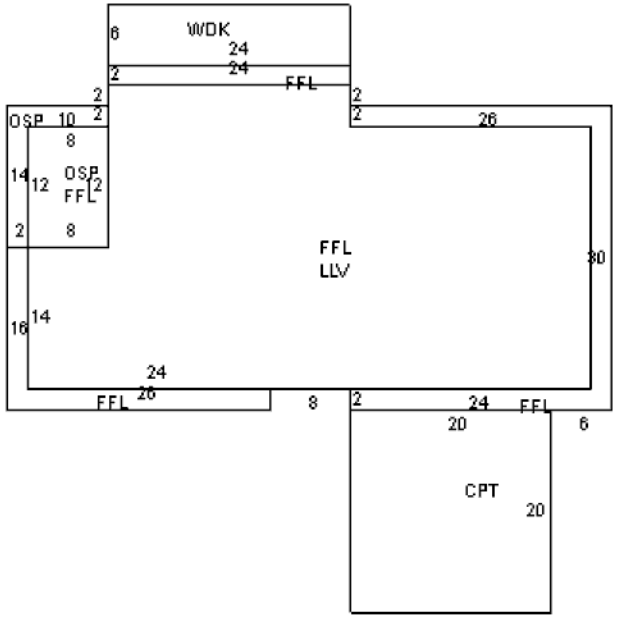
Full Bath	3	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

COMMENTS

SKETCH



GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1973	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	5	Baths:	3	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	1
Totals			
1	10	5	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	0 % Sprinkled 0

DEPRECIATION

Phys Cond:	AV - Average	24. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		24.5 %

CALC SUMMARY

Basic $ / SQ:	173.00
Size Adj.:	1.07679737
Const Adj.:	1.01999998
Adj $ / SQ:	190.012
Other Features:	53025
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	712341
Depreciation:	174524
Depreciated Total:	537818

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 663062.6804

Juris. Factor:		Before Depr:	190.01
Special Features:	0	Val/Su Net:	135.26
Final Total:	537800	Val/Su SzAd	292.92

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,836	190.010	348,861
LLV	LOWR LEVEL	1,456	201.890	293,948
CPT	CARPORT	400	23.540	9,416
WDK	WOOD DECK	144	25.840	3,720
OSP	SCRN PORCH	140	24.070	3,370

Net Sketched Area:	3,976			Total:	659,315
Size Ad	1836	Gross Area	3976	FinArea	2928

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	75	A	0

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 127 21 0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	SHED/FR	D	Y	1	10x10	A	AV	1975	16.05	T	70	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:	
Total:	500				

IMAGE

AssessPro Patriot Properties, Inc