

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PARISI TR MARGARET A
Owner 2:	PARISI TR PAUL A
Owner 3:	MARGARET PARISI FAMILY TRUST
Street 1:	12 WHEELER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2021 Type:

PREVIOUS OWNER

Owner 1:	PARISI - MARGARET A
Owner 2:	-
Street 1:	12 WHEELER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2021

NARRATIVE DESCRIPTION

This parcel contains 2.827 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1970, having primarily WOOD SHING Exterior and 6477 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 15 Rooms, and 5 Bd rms.

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	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		0.99		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									6,930						6,900	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
101	2.827	1,155,500	3,600	1,049,300	2,208,400	
Total Card		2.827	1,155,500	3,600	1,049,300	2,208,400
Total Parcel		2.827	1,155,500	3,600	1,049,300	2,208,400
Source:		Market Adj Cost		Total Value per SQ unit /Card: 340.97 /Parcel: 340.97		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,091,700	3400	2.827	1,018,900	2,114,000		Year End Roll	12/2/2024
2024	101	FV	1,076,900	3400	2.827	997,900	2,078,200		Year end	11/9/2023
2023	101	FV	1,069,500	3400	2.827	845,900	1,918,800	1,918,800	Year end	11/3/2022
2022	101	FV	958,700	3400	2.827	773,900	1,736,000	1,736,000	Year End Roll	10/19/2021
2021	101	FV	899,400	3400	2.827	805,900	1,708,700	1,708,700	Year End Roll	10/15/2020
2020	101	FV	892,000	3400	2.827	805,900	1,701,300	1,701,300	Year End Roll	9/26/2019
2019	101	FV	810,400	3400	2.827	802,700	1,616,500	1,616,500	Create Final va	6/4/2019
2018	101	FV	810,400	3400	2.827	802,700	1,616,500	1,616,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PARISI,MARGARET	71052-451		5/24/2018	CONVENIENC	10	No	No		
PARISI,PAUL A	71052-445		5/24/2018	CONVENIENC	10	No	No		
REINHERZ BERNAR	22586-379		11/6/1992		690,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/9/2022	R-22-0124	MANUAL	283,632	O	9/27/2022			Demolish basement
10/28/2002	2605	ROOF		C	7/1/2003			
7/10/2002	2539	RENOVATI	75,000	C	5/22/2004			master suite 6/17
12/8/1998	1595	RENOVATI	136,000	C	5/31/2000			5/31/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
4/17/2018	MEAS+INSPCTD	622	K Cuoco
11/13/2008	MEAS+INSPCTD	100	
5/22/2004	MEAS/EXT INS	615	
6/17/2003	MEAS+INSPCTD	615	
5/31/2000	MEAS/EXT INS	610	
6/2/1999	MEAS+INSPCTD	602	
10/10/1995	MEAS+INSPCTD	606	
6/21/1994	FIELDREV CHG	600	
12/21/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	36 3 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:	

