

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SPINELLI JUDITH A		
Owner 2:			
Owner 3:			
Street 1:	14 WHEELER RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773-2021		Type:

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:		Cntry	
Postal:			

NARRATIVE DESCRIPTION

This parcel contains 3.86 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1984, having primarily CLAPBOARD Exterior and 6673 Square Feet, with 1 Unit, 5 Baths, 0 3/4 Bath, 1 HalfBath, 11 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		0.023		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									805						800	
101	ONE FAM		2		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									14,000						14,000	Wetland

Total AC/HA:	3.85955	Total SF/SM:	168122	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	1,057,205	SpI Credit	Total:	1,057,200
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.860	1,242,900	26,900	1,057,200	2,327,000
Total Card	3.860	1,242,900	26,900	1,057,200	2,327,000
Total Parcel	3.860	1,242,900	26,900	1,057,200	2,327,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		348.71	/Parcel: 348.71

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct

GIS Ref	
GIS Ref	
Insp Date	06/10/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,173,400	25100	3.86	1,026,800	2,225,300		Year End Roll	12/2/2024
2024	101	FV	1,123,900	25100	3.86	1,004,700	2,153,700		Year end	11/9/2023
2023	101	FV	1,116,000	25100	3.86	852,700	1,993,800	1,993,800	Year end	11/3/2022
2022	101	FV	988,400	37000	3.86	780,700	1,806,100	1,806,100	Year End Roll	10/19/2021
2021	101	FV	952,300	37000	3.86	812,700	1,802,000	1,802,000	Year End Roll	10/15/2020
2020	101	FV	944,200	37000	3.86	812,700	1,793,900	1,793,900	Year End Roll	9/26/2019
2019	101	FV	921,000	37000	3.86	809,500	1,767,500	1,767,500	Create Final va	6/4/2019
2018	101	FV	900,400	37000	3.86	809,500	1,746,900	1,746,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ELLISON, GEORGE	25733-204		10/13/1995	CHD>SALE	835,000	No	No		
RICHARD H. CHUR	18826-667		1/20/1988		877,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/17/2003	2817	MANUAL	8,000	C	6/12/2004			deck, slider, 2 sk
7/2/2001	2290	TENN.CO	30,000	C	6/29/2002			
12/20/1999	1861	MANUAL	35,000	C	6/4/2000			2 new bathrooms 6
4/29/1997	1171	ROOF	8,000	C	7/1/1997			
11/9/1995	852-95	ADDITION	60,000	C	6/17/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
6/10/2018	MEAS+INSPCTD	622	K Cuoco
9/28/2009	MEAS/EXT INS	25	D ERSKINE
6/12/2004	MEAS/EXT INS	615	
6/29/2002	MEAS/EXT INS	613	
6/4/2000	MEAS+INSPCTD	611	
6/23/1997	MEAS/EXT INS	602	
10/19/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1:	36 4 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:	

Parcel ID 127 23 0  
 !1219!  
 PRINT  
 Date 09/26/25 Time 16:01:38  
 LAST REV  
 Date 06/27/18 Time 14:25:43  
 apro  
 1219

