

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	NICHOLS ALEXANDER JULIAN
Owner 2:	CHEUNG ANN FENG
Owner 3:	
Street 1:	9 WHEELER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773-2001 Type:

PREVIOUS OWNER

Owner 1:	WATKINSON - PETER J
Owner 2:	WATKINSON - FANNIE C
Street 1:	9 WHEELER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2001

NARRATIVE DESCRIPTION

This parcel contains 2.82 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1966, having primarily CLAPBOARD Exterior and 2963 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 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	13.03	1.00	R5									1,042,400					1,042,400		
101	ONE FAM		0.683		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									23,905					23,900		
101	ONE FAM		0.3		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									2,100					2,100	Wetland	

Total AC/HA:	2.81955	Total SF/SM:	122820	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	1,068,405	SpI Credit	Total:	1,068,400
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.820	1,030,600	700	1,068,400	2,099,700
Total Card	2.820	1,030,600	700	1,068,400	2,099,700
Total Parcel	2.820	1,030,600	700	1,068,400	2,099,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		708.64	/Parcel: 708.64

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	965,600	600	2.82	1,038,000	2,004,200		Year End Roll	12/2/2024
2024	101	FV	960,000	600	2.82	1,014,300	1,974,900		Year end	11/9/2023
2023	101	FV	835,900	600	2.82	862,300	1,698,800	1,698,800	Year end	11/3/2022
2022	101	FV	570,900	700	2.82	790,300	1,361,900	1,361,900	Year End Roll	10/19/2021
2021	101	FV	517,100	700	2.82	822,300	1,340,100	1,340,100	Year End Roll	10/15/2020
2020	101	FV	461,600	700	2.82	822,300	1,284,600	1,284,600	Year End Roll	9/26/2019
2019	101	FV	439,200	700	2.82	819,100	1,259,000	1,259,000	Create Final va	6/4/2019
2018	101	FV	439,200	700	2.82	819,100	1,259,000	1,259,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WATKINSON,PETER	79123-65		11/12/2021		1,950,000	No	No		
ELLIS ELOISE G	22100-332		6/5/1992		600,000	No	No		

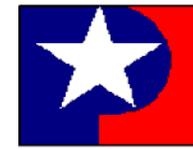
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/13/2023	SH-23-0020	SHEET MT	34,700	C				Install multi head
6/28/2022	R-22-0150	INSULATI	2,000	C				Insulation work as
10/9/2020	R-20-0172	ROOF	33,500	C	11/10/2021			Strip & re-roof dw
6/29/2017	6786	RENOVATI	50,000	C				Remodel the two ba
12/10/2013	5619	SOLAR PA	8,127	C	3/4/2014			solar panels on ex
1/23/2009	4120	MANUAL		C				install wood burni
6/15/2007	3708	RENOVATI	100,000	C	5/29/2008			reno kit;1/2bath,m
10/30/1996	1077-96	MANUAL	75,000	C	6/23/1997			POR/DORM

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2022	INFO FR MLS	625	J Frank
12/3/2018	PERMIT VISIT	622	K Cuoco
12/8/2016	MEAS+INSPCTD	4	JG
5/29/2008	MEAS+EXT INS	100	
3/17/2001	M&L COMPLETE	610	
6/23/1997	MEAS+INSPCTD	602	
10/10/1995	MEAS+INSPCTD	606	
7/5/1994	FIELDREV CHG	600	
7/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	36 9 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:	

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PRINT  
 Date Time  
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LAST REV  
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