



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
8		MILLSTONE LN, LINCOLN
OWNERSHIP		
Unit #:		
Owner 1: WHEELOCK JOSEPH A		
Owner 2: WHEELOCK ANDRONICA T STANLEY		
Owner 3:		
Street 1: 6 MILLSTONE LANE		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	0.063			400	400
130	1.837			1,042,400	1,042,400
Total Card		1.900		1,042,800	1,042,800
Total Parcel		1.900		1,042,800	1,042,800
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A		/Parcel: N/A	

Legal Description	User Acct
2242	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	130	FV		0	1.9	1,012,400	1,012,400		Year End Roll	12/2/2024
2024	130	FV		0	1.9	992,400	992,400		Year end	11/9/2023
2023	130	FV		0	1.9	840,400	840,400	840,400	Year end	11/3/2022
2022	130	FV		0	1.9	768,400	768,400	768,400	Year End Roll	10/19/2021
2021	130	FV		0	1.9	800,400	800,400	800,400	Year End Roll	10/15/2020
2020	130	FV		0	1.9	800,400	800,400	800,400	Year End Roll	9/26/2019
2019	130	FV		0	1.9	797,200	797,200	797,200	Create Final va	6/4/2019
2018	130	FV		0	1.9	797,200	797,200	797,200	Year End Roll	9/28/2017

**Parcel ID** 180 1 0

!2714!  
 PRINT  

Date	Time
09/26/25	19:11:35

**LAST REV**  

Date	Time
07/15/19	14:11:14

 blakeley  
 2714

**USER DEFINED**  
 Prior Id # 1: 111 1 3  
 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:

**PREVIOUS OWNER**

Owner 1: HARRINGTON JR TR - WINTHROP W		
Owner 2: HARRINGTON TR - ANDREA L		
Street 1: 6 MILLSTONE LANE		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

**NARRATIVE DESCRIPTION**

This Parcel contains 1.9 ACRES of land mainly classified as LAND

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARRINGTON JR T	67985-281		9/9/2016	MULTI-PARCEL	4,450,000	No	No		
HARRINGTON WINT	34070-360		11/16/2001	CONVENIENC	10	No	No		
HARRINGTON WINT	18815-314		1/13/1988	FAMILY		No	No		

**PAT ACCT.**

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/12/1997	1128-97	W/S FLUE	25,000	C	6/5/1997			

**ACTIVITY INFORMATION**

Date	Result	By	Name

**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
130	LAND		80000		SQUARE FE	PRIME SITE		0	13.03	1.00	R5									1,042,400						1,042,400	CONSERVATION RESTR
132	UNDEV		0.063		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R5									441						400	

Sign: VERIFICATION OF VISIT NOT DATA

