



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		MILLSTONE LN, LINCOLN

OWNERSHIP

Owner 1:	WHEELOCK TR JOSEPH A
Owner 2:	
Owner 3:	10 MILLSTONE LANE TRUST
Street 1:	6 MILLSTONE LANE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	WHEELOCK - JOSEPH A
Owner 2:	STANLEY - WHEELOCK ANDRONICA T
Street 1:	7 DEER RUN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2503

NARRATIVE DESCRIPTION

This Parcel contains 9.989 ACRES of land mainly classified as 61BNATR

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
803	61BNATR		80000		SQUARE FE	PRIME SITE		0	13.03	1.00	R5									1,042,400			0.25			260,600	
803	61BNATR		8.152		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R5									57,064			0.25			14,266	Conservation Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
803	9.989			274,866	274,866
Total Card		9.989		274,866	274,866
Total Parcel		9.989		274,866	274,866
Source:		Market Adj Cost	Total Value per SQ unit /Card: N/A		/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	803	FV		0	9.989	1,069,064	1,069,064		Year End Roll	12/2/2024
2024	803	FV		0	9.989	1,040,912	1,040,912		Year end	11/9/2023
2023	803	FV		0	9.989	888,912	888,912	222,228	Year end	11/3/2022
2022	803	FV		0	9.989	816,912	816,912	204,228	Year End Roll	10/19/2021
2021	803	FV		0	9.989	848,912	848,912	212,228	Year End Roll	10/15/2020
2020	803	FV		0	9.989	848,912	848,912	212,228	Year End Roll	9/26/2019
2019	803	FV		0	9.989	845,712	845,712	211,428	Create Final va	6/4/2019
2018	803	FV		0	9.989	845,712	845,712	211,428	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WHEELOCK,JOSEPH	68961-101		3/2/2017	FAMILY	100	No	No		
VONA,HEIDI E	67985-281		9/9/2016	MULTI-PARCEL	4,450,000	No	No		
VONA HEIDI E,	49401-104		5/4/2007	FAMILY	10	No	No		
HARRINGTON WINT	46839-125		1/18/2006	CONVENIENC	10	No	No		
HARRINGTON WINT	46734-402		12/28/2005		10	No	No	1/2 interest	
HARRINGTON WINT	34070-360		11/16/2001	CONVENIENC	10	No	No		
HARRINGTON WINT	18815-314		1/13/1988	FAMILY		No	No		

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

Sign: VERIFICATION OF VISIT NOT DATA

