



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	WHEELOCK JOSEPH A
Owner 2:	STANLEY WHEELOCK ANDRONICA T
Owner 3:	
Street 1:	7 DEER RUN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2503 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 15.5 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1966, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 2 HalfBaths, 0 3/4 Baths, 14 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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	9.96	1.000	R5									796,800						796,800	
132	UNDEV		13.663		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R5									81,978						82,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	6,700	38,200	1.837	796,800	841,700	2242
132			13.663	82,000	82,000	
Total Card	6,700	38,200	15.500	878,800	923,700	Entered Lot Size
Total Parcel	6,700	38,200	15.500	878,800	923,700	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:	N/A	/Parcel:	N/A	Land Unit Type:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	816,500	38200	15.5	878,800	1,733,500	1,733,500	Year End Roll	9/28/2017
2017	101	FV	731,000	38200	5.016	815,900	1,585,100	1,585,100	Year End Roll	9/29/2016
2016	101	FV	706,900	38200	3.68	677,588	1,422,688	1,327,809	Year End Roll	1/14/2016
2015	017	FV	688,000	38200	3.68	634,388	1,360,588	1,265,709	Year End	10/2/2014
2014	017	FV	637,800	38200	5.016	775,388	1,451,388	1,356,509	Year End Roll	1/23/2014
2013	017	FV	625,200	38200	3.68	611,288	1,274,688	1,179,809	Year End Roll	10/25/2012
2012	017	FV	604,900	38200	3.68	626,888	1,269,988	1,174,966	Year End	1/26/2012
2011	017	FV	617,700	38200	3.68	663,188	1,319,088	1,224,066	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HARRINGTON JR T	67985-281		9/9/2016	MULTI-PARCEL	4450000	No	No			
HARRINGTON WINT	34070-360		11/16/2001	CONVENIENC	10	No	No			
HARRINGTON WINT	18815-314		1/13/1988	FAMILY	0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/22/2018	7011	GARAGE	180,000	O				Construct a detach
12/1/2017	6929	NEW HOME	1,800,000	O				Single family hous
11/20/2017	6917	DEMOLITI	25,000	O				Demolish the dwell
6/29/2011	4779	RENOVATI	20,000	C	5/31/2012			relocate partition
8/13/2008	4020	SHED	2,000	C	6/4/2009			install shed;no sh
4/21/2006	3400	BARN	65,000	C	6/20/2006			Add fee under Perm
4/4/2005	3152	ROOF		C	4/14/2005			
11/8/2004	3081	SHED		C	6/11/2005			
9/9/2004	3030	BARN	15,000	C				Cert.of occup. 2/9
2/12/1997	1128-97	W/S FLUE	25,000	C	6/5/1997			

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/31/2012	MEAS+INSPCTD	25	D ERSKINE
6/4/2009	MEAS+INSPCTD	25	D ERSKINE
6/20/2006	MEAS/EXT INS	50	J NOONE
6/11/2005	MEAS/EXT INS	615	D VELUTTI
6/5/1997	MEAS/EXT INS	602	D TUCKER
3/20/1996	MEAS+INSPCTD	606	J SMITH
2/22/1995	MEAS/EXT INS	601	PAUL MARSH
2/1/1986	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Table with exterior details: Type: 9 - CONTEMPORARY, Sty Ht: 1 - 1, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 26 - WOOD, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir:

**BATH FEATURES**

Table with bath features: Full Bath: 3, Rating: AVERAGE, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: 2, Rating: AVERAGE, A HBth: , Rating: , OthrFix: 2, Rating: AVERAGE

**COMMENTS**

Millstone Lane 4/23/07. previous address 122 Tower Rd. Added apt to LLV. 10/2016 See land division 2016-454.. House Demolished 11/2017. New house being built using existing foundation..

**RESIDENTIAL GRID**

Table with residential grid info: 1st Res Grid, Desc: Line 1, # Units 1, Level FY LR DR D K FR RR BR FB HB L O, Other, Upper, Lvl 2, Lvl 1, Lower, Totals RMs: 14 BRs: 4 Baths: 3 HB 2

**GENERAL INFORMATION**

Table with general info: Grade: A - VERY GOOD, Year Blt: 1966, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: , Const Mod: , Lump Sum Adj:

**CONDO INFORMATION**

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name:

**REMODELING**

Table with remodeling details: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

**RES BREAKDOWN**

Table with res breakdown: No Unit, RMS, BRS, FL, Totals 1, 14, 4

**INTERIOR INFORMATION**

Table with interior info: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: %, Partition: E - EXTNSIVE, Prim Floors: 2 - SOFTWOOD, Sec Floors: %, Bsmnt Flr: , Bsmnt Gar: , Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 1 - OIL, Heat Type: 3 - FORCED H/W, # Heat Sys: 1, % Heated: 100, % AC: 100, Solar HW: NO, Central Vac: Yes, % Com Wal: 0, % Sprinkled: 0

**DEPRECIATION**

Table with depreciation: Phys Cond: GD - Good, 19.%, Functional: %, Economic: %, Special: NC - NEWCON, 95.%, Override: %, Total: 95.98%

**CALC SUMMARY**

Table with calc summary: Basic \$ / SQ: 91.00, Size Adj.: 1.00000000, Const Adj.: 1.01999998, Adj \$ / SQ: 92.820, Other Features: 74300, Grade Factor: 2.25, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 167175, Depreciation: 160455, Depreciated Total: 6720

**COMPARABLE SALES**

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val 0.00000, Juris. Factor, Val/Su Fin, Special Features: 0, Val/Su Net, Final Total: 6700, Val/Su SzAd

**SKETCH**

**SUB AREA**

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area, Total, Size Ad, Gross Area, FinArea

**SUB AREA DETAIL**

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

**IMAGE**

AssessPro Patriot Properties, Inc

**SPEC FEATURES/YARD ITEMS**

Table with spec features/yard items: Code, Description, A, Y/S, Qty, Size/Dim, Qual, Con, Year, Unit Price, D/S, Dep, LUC, Fact, NB Fa, Appr Value, JCod, JFact, Juris. Value

**PARCEL ID**

180 2 0

Summary row: More: N, Total Yard Items: 38,200, Total Special Features: , Total: 38,200