



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	MACDONALD JR STEWART G
Owner 2:	MACDONALD CYNTHIA D
Owner 3:	
Street 1:	24 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 7.6 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1970, Having Primarily BRICK VENR Exterior and ASPHALT Roof Cover, with 1 Units, 6 Baths, 0 HalfBaths, 0 3/4 Baths, 16 Rooms, and 5 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	11.19	1.000	R6									895,200						895,200	
101	ONE FAM		5.763		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									172,890						172,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	2,013,600	1,000	7.600	1,068,100	3,082,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 328.39						/Parcel: 328.39	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	2,013,600	1000	7.6	1,068,100	3,082,700	3,082,700	Year End Roll	9/28/2017
2017	101	FV	1,868,700	1000	7.6	1,068,100	2,937,800	2,937,800	Year End Roll	9/29/2016
2016	101	FV	1,820,700	1000	7.6	1,041,700	2,863,400	2,863,400	Year End Roll	1/14/2016
2015	101	FV	1,803,700	1000	7.6	977,700	2,782,400	2,782,400	Year End	10/2/2014
2014	101	FV	1,684,800	1000	7.6	964,900	2,650,700	2,650,700	Year End Roll	1/23/2014
2013	101	FV	1,650,800	1000	7.6	940,900	2,592,700	2,592,700	Year End Roll	10/25/2012
2012	101	FV	1,684,800	1000	7.6	1,056,900	2,742,700	2,742,700	Year End	1/26/2012
2011	101	FV	1,783,600	1000	7.6	1,117,200	2,901,800	2,901,800	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CHURCHILL, RICH	24611-514		6/10/1994		1465000	No	No			
ROBERT L. DORET	18674-235		11/6/1987		1200000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/15/2007	3746	ROOF		C				strip & re-roof dw
4/10/2007	3643	MANUAL	15,000	C	6/19/2007			repairs to porch
8/26/2003	2759	RENOVATI	50,000	C	5/22/2004			kitchen
7/25/2000	2027	RENOVATI	30,000	C	6/5/2001			2 bathrooms
12/10/1996	1103-96	RENOVATI	50,000	C	7/17/1997			

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/9/2010	MEAS+INSPCTD	618	G BOURGAULT
6/19/2007	MEAS/EXT INS	100	B MORGAN
5/22/2004	MEAS+INSPCTD	615	D VELUTTI
6/5/2001	ENTRY DENIED	615	D VELUTTI
12/1/2000	M&L EXTERIOR	610	M FLYNN
7/17/1997	MEAS/EXT INS	600	PA
11/6/1995	MEAS+INSPCTD	607	D KEARLY
7/28/1995	MEAS/EXT INS	600	PA
12/10/1990	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

**GENERAL INFORMATION**

Type:	6	- COLONIAL
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	8	- BRICK VENR
Sec Wall:		%
Roof Struct:	2	- HIP
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

**GENERAL INFORMATION**

Grade:	A+	- EXCELLENT
Year Blt:	1970	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		Fact:
Const Mod:		
Lump Sum Adj:		

**INTERIOR INFORMATION**

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

**INTERIOR INFORMATION**

Phys Cond:	GD	- Good	18.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			18.6%

**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
2	SHED/FR	D	Y	1	8x20	A	AV	1980	15.00	T	60	101			1,000			1,000

More:	N	Total Yard Items:	1,000	Total Special Features:		Total:	1,000
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**BATH FEATURES**

Full Bath:	6	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	5	Rating:	GOOD

**OTHER FEATURES**

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frp:	2	Rating:	AVERAGE
WSFlue:	2	Rating:	AVERAGE

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

**DEPRECIATION**

Basic \$ / SQ:	88.00
Size Adj.:	0.83692819
Const Adj.:	1.07099998
Adj \$ / SQ:	78.879
Other Features:	140213
Grade Factor:	2.80
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	2473681
Depreciation:	460105
Depreciated Total:	2013576

**CALC SUMMARY**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 3160625.912
Juris. Factor:		Val/Su Fin:		214.51
Special Features:	0	Val/Su Net:		165.86
Final Total:	2013600	Val/Su SzAd:		291.73

**COMMENTS**

LONG SET BACK

**RESIDENTIAL GRID**

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												
RM:	16	BR:	5	Baths:	6	HB:						

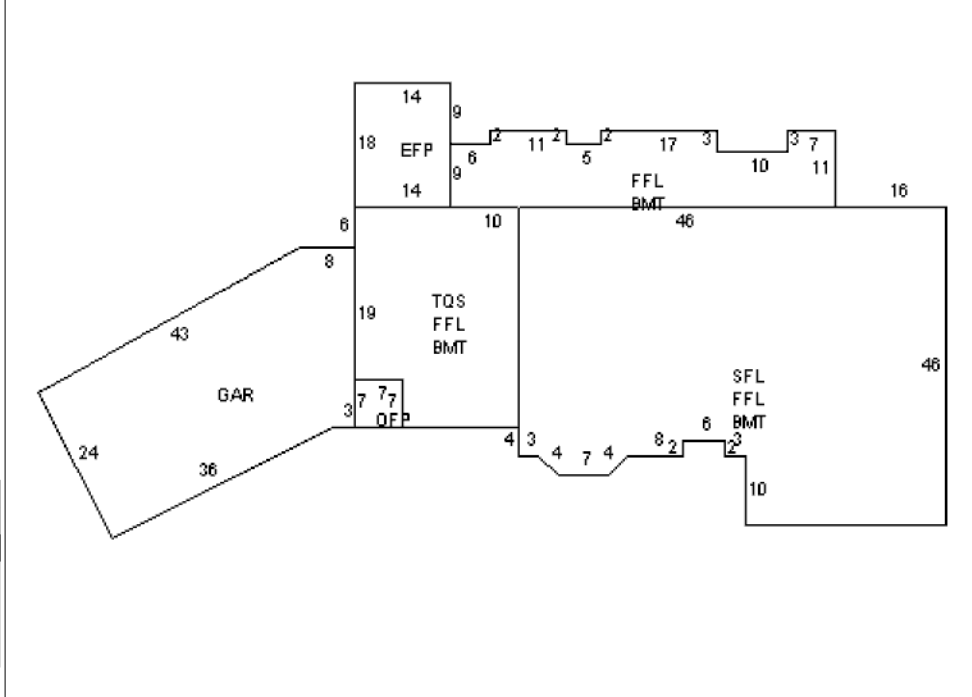
**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	16	5	
Totals			
1	16	5	

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	3,823	38.950	148,892	
FFL	1ST FLOOR	3,823	78.880	301,554	
SFL	2ND FLOOR	2,540	78.880	200,352	
GAR	GARAGE	1,114	36.000	40,104	
TQS	3/4 STORY	539	78.880	42,535	
EFP	ENCL PORCH	252	36.000	9,072	
OFF	OPEN PORCH	49	15.000	735	
Net Sketched Area:		12,140	Total:	743,244	
Size Ad	6902.25	Gross Area	12320	FinArea	9387

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	65	A	0

**IMAGE**

AssessPro Patriot Properties, Inc



**PARCEL ID** 127 25 0