



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	KING STEPHEN
Owner 2:	KING GAIL M
Owner 3:	
Street 1:	BOX 70
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-0070 Type:

**PREVIOUS OWNER**

Owner 1:	DJR NOMINE TRUST -
Owner 2:	CARL E AXELROD TR -
Street 1:	BROWN RUDNICK FREED + GESMER
Twn/City:	BOSTON
St/Prov:	MA Cntry
Postal:	02111

**NARRATIVE DESCRIPTION**

This Parcel contains 6.25 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1970, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 14 Rooms, and 6 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
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 Influ	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		3.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									94,890						94,900	
101	ONE FAM		1.25		ACRES	UNDEV	0.2	0	30,000.	0.200	R6									7,500						7,500	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	619,600	14,800	6.250	997,600	1,632,000		0
							GIS Ref
							GIS Ref
Total Card	619,600	14,800	6.250	997,600	1,632,000	Entered Lot Size	
Total Parcel	619,600	14,800	6.250	997,600	1,632,000	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 282.67		/Parcel: 282.67			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	619,600	14800	6.25	997,600	1,632,000	1,632,000	Year End Roll	9/28/2017
2017	101	FV	609,700	14800	6.25	997,600	1,622,100	1,622,100	Year End Roll	9/29/2016
2016	101	FV	596,000	14800	6.25	971,200	1,582,000	1,582,000	Year End Roll	1/14/2016
2015	101	FV	581,300	14800	6.25	907,200	1,503,300	1,503,300	Year End	10/2/2014
2014	101	FV	540,500	14800	6.25	894,400	1,449,700	1,449,700	Year End Roll	1/23/2014
2013	101	FV	530,800	14800	6.25	870,400	1,416,000	1,416,000	Year End Roll	10/25/2012
2012	101	FV	530,800	14800	6.25	986,400	1,532,000	1,532,000	Year End	1/26/2012
2011	101	FV	540,500	14800	6.25	1,046,700	1,602,000	1,602,000	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DJR NOMINE TRUS	27703-254		9/24/1997		995000	No	No			
DIANNA J RUST	21313-428		7/26/1991	OTHER	0	No	No			

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/9/2013	MEAS/EXT INS	25	D ERSKINE
6/21/2007	MEAS/EXT INS	616	D MANZELLO
12/1/2000	M&L EXTERIOR	610	M FLYNN
5/7/1996	MEAS+INSPCTD	606	J SMITH
11/28/1995	ENTRY DENIED	607	D KEARLY

Sign: VERIFICATION OF VISIT NOT DATA

