

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MULLEN THOMAS WILLIAM
Owner 2:	COLEMAN CATHERINE LOUISE
Owner 3:	
Street 1:	23 WHEELER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2001 Type:

PREVIOUS OWNER

Owner 1:	NEWMAN - MARY SHAW
Owner 2:	-
Street 1:	23 WHEELER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2001

NARRATIVE DESCRIPTION

This Parcel contains 3.93 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1967, Having Primarily WOOD Exterior and SLATE Roof Cover, with 1 Units, 4 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 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		1.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									34,890						34,900	
101	ONE FAM		0.93		ACRES	UNDEV	0.2	0	30,000.	0.200	R6									5,580						5,600	Wetland

Total AC/HA:	3.92955	Total SF/SM:	171171.19	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 6	Total:	935,670	Spl Credit	Total:	935,700
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2019

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2019

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	836,000		3.930	935,700	1,771,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:						/Parcel:	232.83

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	823,500	0	3.93	935,700	1,759,200	1,759,200	Year End Roll	9/28/2017
2017	101	FV	809,000	0	3.93	935,700	1,744,700	1,744,700	Year End Roll	9/29/2016
2016	101	FV	786,000	0	3.93	909,300	1,695,300	1,695,300	Year End Roll	1/14/2016
2015	101	FV	848,500	0	3.93	845,300	1,693,800	1,693,800	Year End	10/2/2014
2014	101	FV	783,900	0	3.93	832,500	1,616,400	1,616,400	Year End Roll	1/23/2014
2013	101	FV	767,700	0	3.93	808,500	1,576,200	1,576,200	Year End Roll	10/25/2012
2012	101	FV	767,700	0	3.93	924,500	1,692,200	1,692,200	Year End	1/26/2012
2011	101	FV	783,900	0	3.93	984,800	1,768,700	1,768,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NEWMAN, MARY SHA	63622-291		5/16/2014		1750000	No	No			
	11110-353		5/1/1966		45000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/31/2017	6756	SHEET MT	2,500	C				Sheet metal work f
3/30/2017	6708	KITCHEN	329,398	C	1/30/2018			Remodel kitchen, r
12/23/2014	5981	MANUAL	500	C				Sheet metal work t
9/17/2014	5907	RENOVATI	40,000	C	5/29/2015			Remodel master bat

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2015	PERMIT VISIT	619	DH
7/29/2008	MEAS/EXT INS	25	D ERSKINE
3/17/2001	M&L COMPLETE	610	M FLYNN
11/6/1995	MEAS+INSPCTD	607	D KEARLY

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	35 7 0
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:	

PRINT

Date	Time
10/02/18	17:11:40

LAST REV

Date	Time
01/30/18	08:50:48

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