



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	RIDICK CHRISTOPHER J
Owner 2:	
Owner 3:	
Street 1:	6 WHEELER ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	RIDICK - CHRISTOPHER J
Owner 2:	LANGER - EDWARD
Street 1:	6 WHEELER ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2.337 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1973, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 10 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	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.5		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									3,000						3,000	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	267,300	500	2.337	649,400	917,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 313.25						/Parcel: 313.25	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	267,300	500	2.337	649,400	917,200	917,200	Year End Roll	9/28/2017
2017	101	FV	268,000	500	2.337	799,800	1,068,300	1,068,300	Year End Roll	9/29/2016
2016	101	FV	265,200	500	2.337	747,800	1,013,500	1,013,500	Year End Roll	1/14/2016
2015	101	FV	254,200	500	2.337	692,600	947,300	947,300	Year End	10/2/2014
2014	101	FV	252,100	500	2.337	683,000	935,600	935,600	Year End Roll	1/23/2014
2013	101	FV	246,500	500	2.337	663,000	910,000	910,000	Year End Roll	10/25/2012
2012	101	FV	265,000	500	2.34	573,100	838,600	838,600	Year End	1/26/2012
2011	101	FV	271,200	500	2.34	611,500	883,200	883,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RIDICK,CHRISTOP	68792-354		3/6/2017	CONVENIENC		1	No	No		
COOK TR,MARIAN	66342-313		11/5/2015	DIVORCE/ESTA	830000		No	No		
COOK PAUL W JR,	48966-152		2/7/2007	FAMILY		1	No	No		
COOK PAUL W JR,	44075-313		11/10/2004	CONVENIENC		1	No	No		
SWANSON ROAD RE	12800-202		5/27/1975		120000		No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2016	MEAS+INSPCTD	618	G BOURGAULT
9/11/2013	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
11/6/1995	ENTRY DENIED	607	D KEARLY

Sign: VERIFICATION OF VISIT NOT DATA

