



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PARISI TR MARGARET A
Owner 2:	PARISI TR PAUL A
Owner 3:	MARGARET PARISI FAMILY TRUST
Street 1:	12 WHEELER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2021 Type:

PREVIOUS OWNER

Owner 1:	PARISI - MARGARET A
Owner 2:	-
Street 1:	12 WHEELER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2021

NARRATIVE DESCRIPTION

This Parcel contains 2.827 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1970, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 15 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 Infru	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	
101	ONE FAM		0.99		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									5,940						5,900	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	810,400	3,400	2.827	802,700	1,616,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 249.59						/Parcel: 249.59	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	810,400	3400	2.827	802,700	1,616,500	1,616,500	Year End Roll	9/28/2017
2017	101	FV	789,200	3400	2.827	802,700	1,595,300	1,595,300	Year End Roll	9/29/2016
2016	101	FV	759,800	3400	2.827	750,700	1,513,900	1,513,900	Year End Roll	1/14/2016
2015	101	FV	752,800	3400	2.827	695,500	1,451,700	1,451,700	Year End	10/2/2014
2014	101	FV	704,200	3400	2.827	685,900	1,393,500	1,393,500	Year End Roll	1/23/2014
2013	101	FV	690,300	3400	2.827	665,900	1,359,600	1,359,600	Year End Roll	10/25/2012
2012	101	FV	704,200	3400	2.83	620,100	1,327,700	1,327,700	Year End	1/26/2012
2011	101	FV	742,000	3400	2.83	661,800	1,407,200	1,407,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PARISI,MARGARET	71052-451		5/24/2018	CONVENIENC	10	No	No			
PARISI,PAUL A	71052-445		5/24/2018	CONVENIENC	10	No	No			
REINHERZ BERNAR	22586-379		11/6/1992		690000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/28/2002	2605	ROOF		C	7/1/2003			
7/10/2002	2539	RENOVATI	75,000	C	6/17/2003			master suite 6/17
12/8/1998	1595	RENOVATI	136,000	C	6/2/1999			5/31/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
4/17/2018	MEAS+INSPCTD	622	K Cuoco
11/13/2008	MEAS+INSPCTD	100	B MORGAN
5/22/2004	MEAS/EXT INS	615	D VELUTTI
6/17/2003	MEAS+INSPCTD	615	D VELUTTI
5/31/2000	MEAS/EXT INS	610	M FLYNN
6/2/1999	MEAS+INSPCTD	602	D TUCKER
10/10/1995	MEAS+INSPCTD	606	J SMITH
6/21/1994	FIELDREV CHG	600	PA
12/21/1989	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 2.82655	Total SF/SM: 123124.52	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 5	Total: 802,740	Spl Credit	Total: 802,700
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