



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SPINELLI JUDITH A		
Owner 2:			
Owner 3:			
Street 1:	14 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 3.86 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1984, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 1 HalfBaths, 0 3/4 Baths, 11 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	9.96	1.000	R5									796,800						796,800	
101	ONE FAM		0.023		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									690						700	
101	ONE FAM		2		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									12,000						12,000	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	921,000	37,000	3.860	809,500	1,767,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 264.86						/Parcel: 264.86	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	900,400	37000	3.86	809,500	1,746,900	1,746,900	Year End Roll	9/28/2017
2017	101	FV	837,000	37000	3.86	809,500	1,683,500	1,683,500	Year End Roll	9/29/2016
2016	101	FV	811,900	37000	3.86	757,500	1,606,400	1,606,400	Year End Roll	1/14/2016
2015	101	FV	804,200	37000	3.86	702,300	1,543,500	1,543,500	Year End	10/2/2014
2014	101	FV	750,400	37000	3.86	692,700	1,480,100	1,480,100	Year End Roll	1/23/2014
2013	101	FV	735,000	37000	3.86	672,700	1,444,700	1,444,700	Year End Roll	10/25/2012
2012	101	FV	750,400	37000	3.86	692,700	1,480,100	1,480,100	Year End	1/26/2012
2011	101	FV	765,800	37000	3.86	739,100	1,541,900	1,541,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ELLISON, GEORGE	25733-204		10/13/1995	CHD>SALE	835000	No	No			
RICHARD H. CHUR	18826-667		1/20/1988		877500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/17/2003	2817	MANUAL	8,000	C	6/12/2004			deck, slider, 2 sk
7/2/2001	2290	TENN.CO	30,000	C	6/29/2002			
12/20/1999	1861	MANUAL	35,000	C	6/4/2000			2 new bathrooms 6
4/29/1997	1171	ROOF	8,000	C	7/1/1997			
11/9/1995	852-95	ADDITION	60,000	C	6/17/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
6/10/2018	MEAS+INSPCTD	622	K Cuoco
9/28/2009	MEAS/EXT INS	25	D ERSKINE
6/12/2004	MEAS/EXT INS	615	D VELUTTI
6/29/2002	MEAS/EXT INS	613	M COLE
6/4/2000	MEAS+INSPCTD	611	P MULHERN
6/23/1997	MEAS/EXT INS	602	D TUCKER
10/19/1995	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 3.85955	Total SF/SM: 168122.00	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 5	Total: 809,490	Spl Credit	Total: 809,500
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