



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DICKINSON JOHN T
Owner 2:	DICKINSON PAMELA M
Owner 3:	
Street 1:	18 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 4.777 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1968, Having Primarily WOOD SHING Exterior and WOODSHINGL Roof Cover, with 1 Units, 4 Baths, 2 HalfBaths, 0 3/4 Baths, 12 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	11.19	1.000	R6									895,200						895,200	
101	ONE FAM		0.94		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									28,200						28,200	
101	ONE FAM		2		ACRES	UNDEV	0.2	0	30,000.	0.200	R6									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	1,039,800	68,400	4.777	935,400	2,043,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 239.99						/Parcel: 239.99	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,052,300	68400	4.777	935,400	2,056,100	2,056,100	Year End Roll	9/28/2017
2017	101	FV	984,100	68400	4.777	935,400	1,987,900	1,987,900	Year End Roll	9/29/2016
2016	101	FV	972,600	68400	4.777	909,000	1,950,000	1,950,000	Year End Roll	1/14/2016
2015	101	FV	930,300	68400	4.777	845,000	1,843,700	1,843,700	Year End	10/2/2014
2014	101	FV	919,700	68400	4.777	832,200	1,820,300	1,820,300	Year End Roll	1/23/2014
2013	101	FV	898,500	68400	4.777	808,200	1,775,100	1,775,100	Year End Roll	10/25/2012
2012	101	FV	898,500	68400	4.777	720,200	1,687,100	1,687,100	Year End	1/26/2012
2011	101	FV	919,700	68400	4.777	766,600	1,754,700	1,754,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WHITMAN, VIRGIN	25696-511		9/29/1995	OTHER	625000	No	No			DISTRESS SALE
ROSS WHITMAN	18434-456		8/4/1987	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/13/2005	3324	W/S FLUE		C				
6/26/2001	2282	MANUAL	225,000	C	6/29/2002			finish above garag
6/22/2001	2279	GAR-BARN	84,000	C	6/29/2002			
6/21/1996	984-96	RENOVATI	150,000	C	7/17/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
6/10/2018	MEAS/EXT INS	622	K Cuoco
9/17/2009	MEAS/EXT INS	25	D ERSKINE
6/29/2002	MEAS/EXT INS	613	M COLE
3/17/2001	M&L COMPLETE	610	M FLYNN
7/17/1997	MEAS/EXT INS	600	PA
10/19/1995	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 4.77655	Total SF/SM: 208066.52	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 6	Total: 935,400	Spl Credit	Total: 935,400
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