



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WATKINSON PETER J
Owner 2:	WATKINSON FANNIE C
Owner 3:	
Street 1:	9 WHEELER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773-2001 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 2.82 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1966, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 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:				Topo		
D				Street	1	PAVED
s				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		0.683		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									20,490						20,500	
101	ONE FAM		0.3		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									1,800						1,800	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	439,200	700	2.820	819,100	1,259,000		0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 479.25						/Parcel: 479.25	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	439,200	700	2.82	819,100	1,259,000	1,259,000	Year End Roll	9/28/2017
2017	101	FV	455,100	0	2.82	819,100	1,274,200	1,274,200	Year End Roll	9/29/2016
2016	101	FV	448,500	0	2.82	767,100	1,215,600	1,215,600	Year End Roll	1/14/2016
2015	101	FV	430,700	0	2.82	711,900	1,142,600	1,142,600	Year End	10/2/2014
2014	101	FV	426,200	0	2.82	702,300	1,128,500	1,128,500	Year End Roll	1/23/2014
2013	101	FV	417,300	0	2.82	682,300	1,099,600	1,099,600	Year End Roll	10/25/2012
2012	101	FV	417,300	0	2.82	702,300	1,119,600	1,119,600	Year End	1/26/2012
2011	101	FV	426,200	0	2.82	748,700	1,174,900	1,174,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ELLIS ELOISE G	22100-332		6/5/1992		600000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/29/2017	6786	RENOVATI	50,000	O				Remodel the two ba
12/10/2013	5619	SOLAR PA	8,127	C	3/4/2014			solar panels on ex
1/23/2009	4120	MANUAL		C				install wood burni
6/15/2007	3708	RENOVATI	100,000	C	5/29/2008			reno kit;1/2bath;m
10/30/1996	1077-96	MANUAL	75,000	C	6/23/1997			POR/DORM

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2016	MEAS+INSPCTD	4	JG
5/29/2008	MEAS/EXT INS	100	B MORGAN
3/17/2001	M&L COMPLETE	610	M FLYNN
6/23/1997	MEAS+INSPCTD	602	D TUCKER
10/10/1995	MEAS+INSPCTD	606	J SMITH
7/5/1994	FIELDREV CHG	600	PA
7/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	5 - CAPE
Sty Ht:	1A - 1A
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	1966	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	SHED/FR	D	Y	1	8X7	A	AV	2016	15.00	T	15	101			700			700

More: N Total Yard Items: 700 Total Special Features: Total: 700

BATH FEATURES

Full Bath:	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

CALC SUMMARY

Basic \$ / SQ:	79.00
Size Adj.:	0.89758331
Const Adj.:	1.01999998
Adj \$ / SQ:	72.327
Other Features:	69000
Grade Factor:	1.37
Neighborhood Inf:	1.0000000
LUC Factor:	1.00
Adj Total:	546253
Depreciation:	107066
Depreciated Total:	439187

COMMENTS**RESIDENTIAL GRID**

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals												
RM:	6	BR:	3	Baths:	2	HB:	1					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

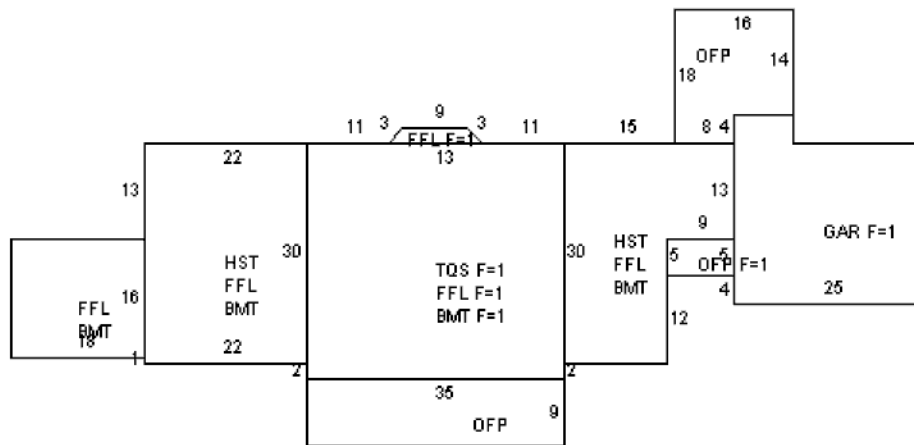
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 1035989.370
Juris. Factor:		Val/Su Fin:		167.19
Special Features:	0	Val/Su Net:		55.81
Final Total:	439200	Val/Su SzAd:		108.03

PARCEL ID

127 28 0

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,627	72.330	190,004	
BMT	BASEMENT	2,605	18.080	47,103	
TQS	3/4 STORY	840	43.400	36,453	
OFF	OPEN PORCH	616	15.000	9,240	
HST	HALF STORY	599	43.400	25,973	
GAR	GARAGE	582	36.000	20,952	
Net Sketched Area:		7,869	Total:	329,725	
Size Ad	4065.5	Gross Area	8747	FinArea	2627

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	100	A	0
TQS	100	UNF	100	A	

IMAGE

AssessPro Patriot Properties, Inc

