

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MACDONALD JR STEWART G
Owner 2:	MACDONALD CYNTHIA D
Owner 3:	
Street 1:	24 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 7.6 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1970, Having Primarily BRICK VENTR Exterior and ASPHALT Roof Cover, with 1 Units, 6 Baths, 0 HalfBaths, 0 3/4 Baths, 16 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	11.5	1.000	R6									920,000						920,000	
101	ONE FAM		5.763		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									172,890						172,900	

Total AC/HA:	7.59955	Total SF/SM:	331036.38	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 6	Total:	1,092,890	Spl Credit		Total:	1,092,900
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	2,007,700	1,000	7.600	1,092,900	3,101,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:						/Parcel:	330.41

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	2,013,600	1000	7.6	1,068,100	3,082,700	3,082,700	Create Final value 2019	6/4/2019
2018	101	FV	2,013,600	1000	7.6	1,068,100	3,082,700	3,082,700	Year End Roll	9/28/2017
2017	101	FV	1,868,700	1000	7.6	1,068,100	2,937,800	2,937,800	Year End Roll	9/29/2016
2016	101	FV	1,820,700	1000	7.6	1,041,700	2,863,400	2,863,400	Year End Roll	1/14/2016
2015	101	FV	1,803,700	1000	7.6	977,700	2,782,400	2,782,400	Year End	10/2/2014
2014	101	FV	1,684,800	1000	7.6	964,900	2,650,700	2,650,700	Year End Roll	1/23/2014
2013	101	FV	1,650,800	1000	7.6	940,900	2,592,700	2,592,700	Year End Roll	10/25/2012
2012	101	FV	1,684,800	1000	7.6	1,056,900	2,742,700	2,742,700	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CHURCHILL, RICH	24611-514		6/10/1994		1465000	No	No			
ROBERT L. DORET	18674-235		11/6/1987		1200000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/15/2007	3746	ROOF		C				strip & re-roof dw
4/10/2007	3643	MANUAL	15,000	C	6/19/2007			repairs to porch
8/26/2003	2759	RENOVATI	50,000	C	5/22/2004			kitchen
7/25/2000	2027	RENOVATI	30,000	C	6/5/2001			2 bathrooms
12/10/1996	1103-96	RENOVATI	50,000	C	7/17/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2010	MEAS+INSPCTD	618	G BOURGAULT
6/19/2007	MEAS/EXT INS	100	
5/22/2004	MEAS+INSPCTD	615	
6/5/2001	ENTRY DENIED	615	
12/1/2000	M&L EXTERIOR	610	
7/17/1997	MEAS/EXT INS	600	
11/6/1995	MEAS+INSPCTD	607	
7/28/1995	MEAS/EXT INS	600	
12/10/1990	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	35 1 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
09/30/19	18:08:15

LAST REV

Date	Time
04/26/11	10:22:01

apro 1187

