



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ARCAND JR TR EUGINE J
Owner 2:	DIGIOVANNI TR RITA J
Owner 3:	27 WHEELER ROAD REALTY TRUST
Street 1:	27 WHEELER RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2001 Type:

PREVIOUS OWNER

Owner 1:	ARCAND EUGENE J JR -
Owner 2:	DIGIOVANNI RITA J -
Street 1:	27 WHEELER RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2001

NARRATIVE DESCRIPTION

This Parcel contains 6.9 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1966, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 2 HalfBaths, 0 3/4 Baths, 11 Rooms, and 4 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 Influ	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		3.153		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									94,590						94,600	
101	ONE FAM		1.91		ACRES	UNDEV	0.2	0	30,000.	0.200	R6									11,460						11,500	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	621,500	21,300	6.900	1,026,100	1,668,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 347.54						/Parcel: 347.54	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	564,400	21300	6.9	1,001,300	1,587,000	1,587,000	Create Final value 2019	6/4/2019
2018	101	FV	564,400	21300	6.9	1,001,300	1,587,000	1,587,000	Year End Roll	9/28/2017
2017	101	FV	549,400	21300	6.9	1,001,300	1,572,000	1,572,000	Year End Roll	9/29/2016
2016	101	FV	528,900	21300	6.9	974,900	1,525,100	1,525,100	Year End Roll	1/14/2016
2015	101	FV	524,000	21300	6.9	910,900	1,456,200	1,456,200	Year End	10/2/2014
2014	101	FV	453,100	22500	6.9	898,100	1,373,700	1,373,700	Year End Roll	1/23/2014
2013	101	FV	444,100	22500	4.91	814,400	1,281,000	1,281,000	Year End Roll	10/25/2012
2012	101	FV	453,100	22500	4.91	930,400	1,406,000	1,406,000	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ARCAND EUGENE J	56296-458		1/18/2011	FAMILY	10	No	No			
BENJAMIN DANE	19512-530		12/6/1988		990000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/15/2015	6116	WINDOWS	6,813	C				Replace 3 windows
2/14/2014	5649	RENOVATI	20,000	C	5/27/2014			replace sunroom wi

ACTIVITY INFORMATION

Date	Result	By	Name
5/27/2014	MEAS/EXT INS	25	D ERSKINE
9/11/2013	MEAS/EXT INS	25	D ERSKINE
6/21/2007	MEAS/EXT INS	616	D MANZELLO
12/1/2000	M&L EXTERIOR	610	
11/6/1995	ENTRY DENIED	607	
4/27/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 6.89955 Total SF/SM: 300544.41 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 6 Total: 1,026,050 Spl Credit Total: 1,026,100

