



**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:						
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 Infru	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	10.	1.000	R5									800,000						800,000	
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	461,600	700	2.820	822,300	1,284,600		0
							GIS Ref
							GIS Ref
Total Card	461,600	700	2.820	822,300	1,284,600	Entered Lot Size	
Total Parcel	461,600	700	2.820	822,300	1,284,600	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 489.00		/Parcel: 489.00			Land Unit Type:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	439,200	700	2.82	819,100	1,259,000	1,259,000	Create Final value 2019	6/4/2019
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

**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	C				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
12/3/2018	PERMIT VISIT	622	K Cuoco
12/8/2016	MEAS+INSPCTD	4	JG
5/29/2008	MEAS/EXT INS	100	
3/17/2001	M&L COMPLETE	610	
6/23/1997	MEAS+INSPCTD	602	
10/10/1995	MEAS+INSPCTD	606	
7/5/1994	FIELDREV CHG	600	
7/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

